

Metro Denver Existing Single Family Housing Market Report
June 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
Contact Steig Seaward 303-756-0553



Price Range Notes 1 and 2	Jun-06 Sales	May-06 Sales	% Change	Jun-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	215	186	15.6%	141	52.5%	4.7	5.8%
140,000 to 199,999	678	662	2.4%	742	-8.6%	6.7	20.7%
200,000 to 299,999	1376	1354	1.6%	1513	-9.1%	5.7	42.4%
300,000 to 499,999	1021	575	77.6%	917	11.3%	5.8	18.0%
500,000 to 999,999	417	349	19.5%	326	27.9%	8.7	10.9%
1,000,000 plus	96	68	41.2%	64	50.0%	14.9	2.1%

Description	Jun-06	May-06	% Change	Jun-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	4,449	3,893	14.3%	3,965	12.2%	19,824	18,803	5.4%
Average Price	\$335,111	\$315,257	6.3%	\$312,065	7.4%	\$317,761	\$301,358	5.4%
Median Price	\$261,750	\$250,943	4.3%	\$251,500	4.1%	\$250,000	\$241,491	3.5%
Dollar Volume (000)	\$1,490,907	\$1,227,294	21.5%	\$1,232,314	21.0%	\$6,299,286	\$5,671,658	11.1%
Inventory*	23,230	22,069	5.3%	17,966	29.3%	20,253	16,385	23.6%
Under Contract**	4,728	5,130	-7.8%	4,801	-1.5%	4,400	4,386	0.3%
Months Supply	5.2	5.7	-7.9%	4.5	15.2%	6.1	5.2	17.2%
Number of Days on the Market	90	89	1.1%	77	16.9%	96	87	10.3%

Notes

- 1 June 2006 data from June 1, 2006 - June 30, 2006. 2005 June data not based on calendar month
 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.
 * YTD figures are averages for the year
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Definitions

Market Share The percentage of sales within a price range to total sold.
 Months Supply The amount of months required to sell inventory based on the rate of sales and inventory at a given period of time.

Note: This representation is based in whole or in part on data supplied by the Denver Board of REALTORS or Metrolist Inc. Neither the Denver Board of REALTORS or Metrolist Inc. guarantee or is in any way responsible for its accuracy. Data maintained by the Denver Board of REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.