

Metro Denver Existing Single Family Housing Market Report  
March 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range Notes 1 and 2	Mar-06 Sales	Feb-06 Sales	% Change	Mar-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	182	176	3.4%	129	41.1%	4.8	7.5%
140,000 to 199,999	587	582	0.9%	609	-3.6%	7.2	24.9%
200,000 to 299,999	1125	863	30.4%	1124	0.1%	6.2	37.0%
300,000 to 499,999	704	480	46.7%	532	32.3%	7.1	20.6%
500,000 to 999,999	266	192	38.5%	193	37.8%	11.0	8.2%
1,000,000 plus	46	41	12.2%	30	53.3%	25.4	1.8%

Description	Mar-06	Feb-06	% Change	Mar-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,432	2,559	34.1%	2,978	15.2%	8,179	7,237	13.0%
Average Price	\$313,339	\$305,017	2.7%	\$291,903	7.3%	\$309,265	\$289,692	6.8%
Median Price	\$247,500	\$237,000	4.4%	\$236,500	4.7%	\$244,000	\$234,000	4.3%
Dollar Volume (000)	\$1,075,380	\$780,538	37.8%	\$869,714	23.6%	\$2,527,595	\$2,109,165	19.8%
Inventory*	19,642	18,201	7.9%	16,111	21.9%	18,417	15,333	20.1%
Under Contract**	4,791	3,806	25.9%	4,323	10.8%	4,418	3,613	22.3%
Months Supply	5.7	7.1	-19.5%	5.4	5.8%	6.8	6.4	6.3%
Number of Days on the Market	99	105	-5.7%	95	4.2%	101	96	5.2%

Notes

- 1 March 2006 data from March 1, 2006 - March 31, 2006. 2005 March 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.