

Metro Denver Existing Single Family Housing Market Report
May 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range Notes 1 and 2	May-06 Sales	Apr-06 Sales	% Change	May-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	186	224	-17.0%	133	39.8%	5.3	7.5%
140,000 to 199,999	662	618	7.1%	697	-5.0%	6.7	20.8%
200,000 to 299,999	1354	1076	25.8%	1409	-3.9%	5.8	36.1%
300,000 to 499,999	575	710	-19.0%	718	-19.9%	6.5	23.8%
500,000 to 999,999	349	279	25.1%	306	14.1%	10.0	9.4%
1,000,000 plus	68	70	-2.9%	48	41.7%	20.4	2.4%

Description	May-06	Apr-06	% Change	May-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,893	3,303	17.9%	3,594	8.3%	15,375	14,838	3.6%
Average Price	\$315,257	\$318,949	-1.2%	\$304,887	3.4%	\$312,740	\$298,476	4.8%
Median Price	\$250,943	\$250,000	0.4%	\$244,000	2.8%	\$247,000	\$239,900	3.0%
Dollar Volume (000)	\$1,227,294	\$1,053,487	16.5%	\$1,098,794	11.7%	\$4,808,378	\$4,439,344	8.3%
Inventory*	22,069	20,965	5.3%	17,460	26.4%	19,657	16,069	22.3%
Under Contract**	5,130	4,597	11.6%	4,963	3.4%	4,334	4,303	0.7%
Months Supply	5.7	6.3	-10.7%	4.9	16.7%	6.4	5.4	18.1%
Number of Days on the Market	89	100	-11.0%	81	9.9%	98	90	8.9%

Notes

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