



Metro Denver Existing Single Family Housing Market Report November 2006

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Nov-06 Sales	Oct-06 Sales	% Change	Nov-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	247	221	11.8%	148	66.9%	5.3	8.4%
140,000 to 199,999	512	578	-11.4%	576	-11.1%	7.8	22.0%
200,000 to 299,999	832	922	-9.8%	1043	-20.2%	7.0	35.2%
300,000 to 499,999	532	607	-12.4%	652	-18.4%	9.2	23.2%
500,000 to 999,999	216	247	-12.6%	217	-0.5%	13.9	9.4%
1,000,000 plus	65	47	38.3%	49	32.7%	20.0	1.8%

Description Note 3	Nov-06	Oct-06	% Change	Nov-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	2,785	3,224	-13.6%	3,028	-8.0%	36,763	38,136	-3.6%
Average Price	\$310,562	\$306,307	1.4%	\$312,304	-0.6%	\$316,819	\$308,089	2.8%
Median Price	\$240,000	\$247,600	-3.1%	\$248,250	-3.3%	\$250,000	\$247,000	1.2%
Dollar Volume (000)	\$864,914	\$987,533	-12.4%	\$935,743	-7.6%	\$11,647,204	\$11,724,941	-0.7%
Inventory*	20,392	21,948	-7.1%	18,448	10.5%	21,255	17,475	21.6%
Under Contract**	3,269	3,746	-12.7%	3,417	-4.3%	4,183	4,383	-4.6%
Months Supply	7.3	6.8	7.6%	6.1	20.2%	6.4	5.0	26.2%
Number of Days on the Market	103	96	7.3%	85	21.2%	96	83	15.7%

Notes

- 1 November 2006 data from November 1, 2006 - November 30, 2006. 2005 November data not based on calendar month
- 2 Primary data coverage is Arapahoe, Adams, Boulder, Broomfield, Denver, Douglas, and Jefferson counties.
- 3 Data coverage includes all listings in Metrolist, not just the 7 county metro area
- * 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.