



## Metro Denver Existing Single Family Housing Market Report October 2006

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Oct-06 Sales	Sep-06 Sales	% Change	Oct-05 Sales	% change	06 YTD Mo. Supply	% Mkt Share
139,999 or less	221	203	8.9%	159	39.0%	5.8	7.5%
140,000 to 199,999	578	592	-2.4%	614	-5.9%	7.4	21.8%
200,000 to 299,999	922	982	-6.1%	1118	-17.5%	7.4	36.1%
300,000 to 499,999	607	647	-6.2%	674	-9.9%	9.2	23.8%
500,000 to 999,999	247	254	-2.8%	257	-3.9%	14.0	9.3%
1,000,000 plus	47	43	9.3%	52	-9.6%	31.0	1.6%

Description Note 3	Oct-06	Sep-06	% Change	Oct-05	% Change	YTD 2006	YTD 2005	YTD % Change
Sales	3,224	3,210	0.4%	3,087	4.4%	33,978	35,108	-3.2%
Average Price	\$306,307	\$308,903	-0.8%	\$317,748	-3.6%	\$317,332	\$307,721	3.1%
Median Price	\$247,600	\$243,500	1.7%	\$250,000	-1.0%	\$250,000	\$246,900	1.3%
Dollar Volume (000)	\$987,533	\$991,579	-0.4%	\$971,127	1.7%	\$10,782,289	\$10,789,198	-0.1%
Inventory*	21,948	23,202	-5.4%	19,024	15.4%	21,341	17,378	22.8%
Under Contract**	3,746	3,727	0.5%	3,570	4.9%	4,274	4,479	-4.6%
Months Supply	6.8	7.2	-5.8%	6.2	10.5%	6.3	4.9	26.9%
Number of Days on the Market	96	95	1.1%	83	15.7%	95	83	14.5%

#### Notes

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