



DENVER BOARD  
OF REALTORS  
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## Metro Denver Existing Single Family Housing Market Report December 2007

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Dec-07 Sales	Nov-07 Sales	% Change	Dec-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	404	401	0.7%	215	87.9%	6.1	15.9%
140,000 to 199,999	475	538	-11.7%	430	10.5%	6.9	21.4%
200,000 to 299,999	589	772	-23.7%	676	-12.9%	7.3	30.7%
300,000 to 499,999	387	564	-31.4%	480	-19.4%	10.5	22.4%
500,000 to 999,999	179	198	-9.6%	225	-20.4%	16.0	7.9%
1,000,000 plus	38	45	-15.6%	57	-33.3%	40.8	1.8%

Description Note 3	Dec-07	Nov-07	% Change	Dec-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	2,454	2,719	-9.7%	2,445	0.4%	38,845	39,208	-0.9%
Average Price	\$287,874	\$297,812	-3.3%	\$321,524	-10.5%	\$310,418	\$317,112	-2.1%
Median Price	\$220,000	\$229,500	-4.1%	\$247,500	-11.1%	\$245,000	\$249,900	-2.0%
Dollar Volume (000)	\$706,443	\$809,749	-12.8%	\$786,125	-10.1%	\$12,058,198	\$12,433,329	-3.0%
Inventory*	18,709	20,603	-9.2%	18,109	3.3%	20,871	20,993	-0.6%
Under Contract**	2,719	3,175	-14.4%	2,785	-2.4%	4,066	4,052	0.3%
Months Supply	7.6	7.6	0.6%	7.4	2.9%	6.4	6.4	0.3%
Number of Days on the Market	105	100	5.0%	111	-5.4%	102	97	5.2%

### Notes

- 1 December 2007 data from December 1, 2007 - December 31, 2007
  - 2 Data coverage is only for 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.