



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

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Feb-07 Sales	Jan-07 Sales	% Change	Feb-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	266	248	7.3%	176	51.1%	5.2	12.6%
140,000 to 199,999	501	476	5.3%	582	-13.9%	7.4	24.2%
200,000 to 299,999	719	636	13.1%	863	-16.7%	7.3	32.3%
300,000 to 499,999	480	434	10.6%	480	0.0%	9.6	22.1%
500,000 to 999,999	167	136	22.8%	192	-13.0%	17.6	6.9%
1,000,000 plus	32	38	-15.8%	41	-22.0%	43.1	1.9%

Description Note 3	Feb-07	Jan-07	% Change	Feb-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	2,413	2,667	-9.5%	2,559	-5.7%	5,080	4,747	7.0%
Average Price	\$292,143	\$297,368	-1.8%	\$305,017	-4.2%	\$294,886	\$305,874	-3.6%
Median Price	\$235,000	\$236,000	-0.4%	\$237,000	-0.8%	\$235,000	\$240,000	-2.1%
Dollar Volume (000)	\$704,940	\$793,080	-11.1%	\$780,538	-9.7%	\$1,498,020	\$1,452,215	3.2%
Inventory*	18,297	17,985	1.7%	18,201	0.5%	18,141	18,201	-0.3%
Under Contract**	3,888	3,380	15.0%	3,806	2.2%	3,634	7,153	-49.2%
Months Supply	7.6	6.7	12.4%	7.1	6.6%	7.1	7.5	-4.8%
Number of Days on the Market	125	117	6.8%	105	19.0%	121	104	16.3%

Notes

- 1 February 2007 data from February 1, 2007 - February 28, 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.