

Metro Denver Condominium Townhome Housing Market Report January 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Jan-07 Sales	Dec-06 Sales	% Change	Jan-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	272	261	4.2%	225	20.9%	9.5	48.2%
140,000 to 199,999	152	160	-5.0%	184	-17.4%	13.6	27.0%
200,000 to 299,999	93	103	-9.7%	106	-12.3%	13.4	16.5%
300,000 to 499,999	37	35	5.7%	39	-5.1%	21.2	6.6%
500,000 to 999,999	10	14	-28.6%	20	-50.0%	37.7	1.8%
1,000,000 plus	0	1	-100.0%	2	-100.0%	na	0.0%

Description Note 3	Jan-07	Dec-06	% Change	Jan-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	873	659	32.5%	655	33.3%	873	655	33.3%
Average Price	\$170,440	\$180,084	-5.4%	\$192,271	-11.4%	\$170,440	\$192,271	-11.4%
Median Price, Actual	\$154,900	\$150,000	3.3%	\$154,900	0.0%	\$154,900	\$154,900	0.0%
Dollar Volume (000)	\$148,794	\$118,675	25.4%	\$125,937	18.1%	\$148,794	\$125,937	18.1%
Inventory*	6,365	6,425	-0.9%	6,979	-8.8%	6,365	6,979	-8.8%
Under Contract**	912	710	28.5%	919	-0.8%	912	919	-0.8%
Months Supply	7.3	9.7	-25.2%	10.7	-31.6%	7.3	10.7	-31.6%
Number of Days on the Market	131	122	7.4%	133	-1.5%	131	133	-1.5%

Notes:

- 1 January 2007 data from January 1, 2007 - January 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 per 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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.