



Metro Denver Existing Single Family Housing Market Report March 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Mar-07 Sales	Feb-07 Sales	% Change	Mar-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	310	266	16.5%	182	70.3%	4.5	12.3%
140,000 to 199,999	573	501	14.4%	587	-2.4%	6.6	23.1%
200,000 to 299,999	940	719	30.7%	1125	-16.4%	6.0	33.2%
300,000 to 499,999	635	480	32.3%	704	-9.8%	7.8	22.2%
500,000 to 999,999	266	167	59.3%	266	0.0%	12.1	7.7%
1,000,000 plus	51	32	59.4%	46	10.9%	29.4	1.5%

Description Note 3	Mar-07	Feb-07	% Change	Mar-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	3,315	2,413	37.4%	2,559	29.5%	8,395	8,179	2.6%
Average Price	\$302,084	\$292,143	3.4%	\$305,017	-1.0%	\$297,728	\$309,265	-3.7%
Median Price	\$240,000	\$235,000	2.1%	\$237,000	1.3%	\$238,000	\$244,000	-2.5%
Dollar Volume (000)	\$1,001,407	\$704,940	42.1%	\$780,538	28.3%	\$2,499,428	\$2,527,595	-1.1%
Inventory*	19,513	18,297	6.6%	18,201	7.2%	18,598	18,417	1.0%
Under Contract**	4,809	3,888	23.7%	3,806	26.4%	4,026	4,418	-8.9%
Months Supply	5.9	7.6	-22.4%	7.1	-17.2%	6.6	6.8	-1.6%
Number of Days on the Market	117	125	-6.4%	105	11.4%	119	101	17.8%

Notes

- 1 March 2007 data from March 1, 2007 - March 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.