

Metro Denver Condominium Townhome Housing Market Report May 2007

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	May-07 Sales	Apr-07 Sales	% Change	May-06 Sales	% change	07 YTD Mo. Supply	% Mkt Share
139,999 or less	436	365	19.5%	388	12.4%	6.7	40.6%
140,000 to 199,999	310	259	19.7%	365	-15.1%	7.7	28.8%
200,000 to 299,999	197	152	29.6%	218	-9.6%	7.8	18.3%
300,000 to 499,999	106	73	45.2%	69	53.6%	9.1	9.9%
500,000 to 999,999	21	24	-12.5%	22	-4.5%	27.2	2.0%
1,000,000 plus	5	3	66.7%	6	-16.7%	34.4	0.5%

Description Note 3	May-07	Apr-07	% Change	May-06	% Change	YTD 2007	YTD 2006	YTD % Change
Sales	1,129	927	21.8%	1,117	1.1%	4,565	4,456	2.4%
Average Price	\$183,896	\$182,549	0.7%	\$189,986	-3.2%	\$178,820	\$185,991	-3.9%
Median Price, Actual	\$155,000	\$148,900	4.1%	\$160,000	-3.1%	\$151,896	\$157,000	-3.3%
Dollar Volume (000)	\$207,618	\$169,222	22.7%	\$212,213	-2.2%	\$816,314	\$828,777	-1.5%
Inventory*	7,605	7,381	3.0%	8,388	-9.3%	6,962	7,679	-9.3%
Under Contract**	1,308	1,275	2.6%	1329	-1.6%	1,170	1,177	-0.6%
Months Supply	6.7	8.0	-15.4%	7.5	-10.3%	7.6	8.6	-11.5%
Number of Days on the Market	118	117	0.9%	123	-4.1%	123	123	0.0%

Notes:

- 1 May 2007 data from May 1, 2007 - May 30, 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
- ** YTD figures are averages for the year

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 REALTORS® or Metrolist Inc. may not reflect all real estate activity in the market.