



Metro Denver Existing Single Family Housing Market Report August 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Aug-08 Sales	Jul-08 Sales	% Change	Aug-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	694	821	-15.5%	376	84.6%	2.5	23.3%
140,000 to 199,999	578	612	-5.6%	607	-4.8%	3.8	17.4%
200,000 to 299,999	828	949	-12.8%	1014	-18.3%	5.1	27.0%
300,000 to 499,999	675	794	-15.0%	894	-24.5%	7.5	22.6%
500,000 to 999,999	259	278	-6.8%	376	-31.1%	16.2	7.9%
1,000,000 plus	54	67	-19.4%	77	-29.9%	38.5	1.9%

Description Note 3	Aug-08	Jul-08	% Change	Aug-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	3,581	4,154	-13.8%	3,943	-9.2%	26,296	27,727	-5.2%
Average Price	\$284,531	\$283,860	0.2%	\$329,783	-13.7%	\$279,509	\$316,422	-11.7%
Median Price	\$225,000	\$229,200	-1.8%	\$257,500	-12.6%	\$225,000	\$250,000	-10.0%
Dollar Volume (000)	\$1,018,905	\$1,179,156	-13.6%	\$1,300,332	-21.6%	\$7,349,959	\$8,773,432	-16.2%
Inventory*	19,050	19,788	-3.7%	23,229	-18.0%	19,572	20,770	-5.8%
Under Contract**	4,443	4,764	-6.7%	4,185	6.2%	4,629	4,471	3.5%
Months Supply	5.3	4.8	11.7%	5.9	-9.7%	6.0	6.0	-0.6%
Number of Days on the Market	97	97	0.0%	92	5.4%	102	103	-1.0%

Notes

- 1 August 2008 data from August 1, 2008 - August 31, 2008
- 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 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.