

Metro Denver Condominium Townhome Housing Market Report December 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Dec-08 Sales	Nov-08 Sales	% Change	Dec-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	336	332	1.2%	325	3.4%	4.3	61.1%
140,000 to 199,999	98	192	-49.0%	132	-25.8%	10.7	17.8%
200,000 to 299,999	72	139	-48.2%	126	-42.9%	13.9	13.1%
300,000 to 499,999	27	68	-60.3%	45	-40.0%	31.3	4.9%
500,000 to 999,999	12	22	-45.5%	18	-33.3%	49.1	2.2%
1,000,000 plus	5	1	400.0%	2	150.0%	37.2	0.9%

Description Note 3	Dec-08	Nov-08	% Change	Dec-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	649	565	14.9%	765	-15.2%	9,849	10,944	-10.0%
Average Price	\$162,770	\$161,615	0.7%	\$177,805	-8.5%	\$171,350	\$180,321	-5.0%
Median Price, Actual	\$138,000	\$130,000	6.2%	\$140,000	-1.4%	\$138,000	\$150,000	-8.0%
Dollar Volume (000)	\$105,637	\$91,312	15.7%	\$136,020	-22.3%	\$1,687,626	\$1,973,436	-14.5%
Inventory*	4,605	4,986	-7.6%	4,894	-5.9%	5,641	7,040	-19.9%
Under Contract**	618	714	-13.4%	682	-9.4%	1,011	1,072	-5.7%
Months Supply	7.1	8.8	-19.6%	6.4	10.9%	6.9	7.7	-11.0%
Number of Days on the Market	104	97	7.2%	114	-8.8%	108	114	-5.3%

Notes:

- 1 December 2008 data from December 1, 2008 - December 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
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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 REALTORS® or Metrolist Inc. may not reflect all real estate activity in the market.