



Metro Denver Existing Single Family 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	696	597	16.6%	404	72.3%	2.2	29.7%
140,000 to 199,999	425	437	-2.7%	475	-10.5%	4.6	21.8%
200,000 to 299,999	492	519	-5.2%	589	-16.5%	6.6	25.8%
300,000 to 499,999	372	323	15.2%	387	-3.9%	9.9	16.1%
500,000 to 999,999	120	111	8.1%	179	-33.0%	25.4	5.5%
1,000,000 plus	28	21	33.3%	38	-26.3%	58.3	1.0%

Description Note 3	Dec-08	Nov-08	% Change	Dec-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	2,585	2,355	9.8%	2,454	5.3%	37,988	38,845	-2.2%
Average Price	\$240,945	\$242,557	-0.7%	\$287,874	-16.3%	\$270,261	\$310,418	-12.9%
Median Price	\$196,000	\$195,000	0.5%	\$220,000	-10.9%	\$219,900	\$245,000	-10.2%
Dollar Volume (000)	\$622,842	\$571,222	9.0%	\$706,443	-11.8%	\$10,266,663	\$12,058,198	-14.9%
Inventory*	14,995	16,775	-10.6%	18,709	-19.9%	18,722	20,871	-10.3%
Under Contract**	2,668	2,923	-8.7%	2,719	-1.9%	4,210	4,066	3.5%
Months Supply	5.8	7.1	-18.6%	7.6	-23.9%	5.9	6.4	-8.3%
Number of Days on the Market	98	93	5.4%	105	-6.7%	100	102	-2.0%

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 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.