

Metro Denver Condominium Townhome Housing Market Report February 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Feb-08 Sales	Jan-08 Sales	% Change	Feb-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	347	325	6.8%	299	16.1%	6.1	53.0%
140,000 to 199,999	145	132	9.8%	184	-21.2%	10.3	22.1%
200,000 to 299,999	102	126	-19.0%	114	-10.5%	1.3	15.6%
300,000 to 499,999	29	45	-35.6%	45	-35.6%	33.0	4.4%
500,000 to 999,999	27	18	50.0%	20	35.0%	25.0	4.1%
1,000,000 plus	5	2	150.0%	3	66.7%	40.8	0.8%

Description Note 3	Feb-08	Jan-08	% Change	Feb-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	659	636	3.6%	677	-2.7%	1,295	1,550	-16.5%
Average Price	\$171,817	\$165,510	3.8%	\$169,498	1.4%	\$168,719	\$170,029	-0.8%
Median Price, Actual	\$133,750	\$134,000	-0.2%	\$144,950	-7.7%	\$134,000	\$149,900	-10.6%
Dollar Volume (000)	\$113,227	\$105,264	7.6%	\$114,749	-1.3%	\$218,491	\$263,544	-17.1%
Inventory*	5,970	5,773	3.4%	6,541	-8.7%	5,872	6,453	-9.0%
Under Contract**	982	892	10.1%	1041	-5.7%	937	977	-4.0%
Months Supply	9.1	9.1	-0.2%	9.7	-6.2%	9.1	8.3	8.9%
Number of Days on the Market	123	116	6.0%	126	-2.4%	119	128	-7.0%

Notes:

- 1 February 2008 data from February 1, 2008 - February 29, 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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.