



Metro Denver Existing Single Family 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	440	404	8.9%	266	65.4%	5.8	19.5%
140,000 to 199,999	431	475	-9.3%	501	-14.0%	6.9	22.9%
200,000 to 299,999	597	589	1.4%	719	-17.0%	7.5	28.4%
300,000 to 499,999	453	387	17.1%	480	-5.6%	10.2	18.7%
500,000 to 999,999	189	179	5.6%	167	13.2%	17.6	8.6%
1,000,000 plus	41	38	7.9%	32	28.1%	41.4	1.8%

Description Note 3	Feb-08	Jan-08	% Change	Feb-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	2,342	2,351	-0.4%	2,413	-2.9%	4,693	5,080	-7.6%
Average Price	\$278,871	\$281,203	-0.8%	\$292,143	-4.5%	\$280,039	\$294,886	-5.0%
Median Price	\$221,486	\$216,950	2.1%	\$235,000	-5.8%	\$219,900	\$235,000	-6.4%
Dollar Volume (000)	\$653,115	\$661,107	-1.2%	\$704,940	-7.4%	\$1,314,223	\$1,498,020	-12.3%
Inventory*	19,067	18,716	1.9%	18,297	4.2%	18,892	18,141	4.1%
Under Contract**	4,144	3,658	13.3%	3,888	6.6%	3,901	3,634	7.3%
Months Supply	8.1	8.0	2.3%	7.6	7.4%	8.1	7.1	12.7%
Number of Days on the Market	111	113	-1.8%	125	-11.2%	112	121	-7.4%

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 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.