



Metro Denver Existing Single Family Housing Market Report July 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Jul-08 Sales	Jun-08 Sales	% Change	Jul-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	821	747	9.9%	401	104.7%	2.2	21.9%
140,000 to 199,999	612	543	12.7%	604	1.3%	3.8	15.9%
200,000 to 299,999	949	1007	-5.8%	1129	-15.9%	4.7	29.5%
300,000 to 499,999	794	735	8.0%	916	-13.3%	6.6	21.5%
500,000 to 999,999	278	308	-9.7%	351	-20.8%	15.3	9.0%
1,000,000 plus	67	78	-14.1%	72	-6.9%	31.6	2.3%

Description Note 3	Jul-08	Jun-08	% Change	Jul-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	4,154	3,847	8.0%	3,899	6.5%	22,715	23,784	-4.5%
Average Price	\$283,860	\$286,887	-1.1%	\$316,024	-10.2%	\$278,717	\$314,207	-11.3%
Median Price	\$229,200	\$230,000	-0.3%	\$255,000	-10.1%	\$225,000	\$249,000	-9.6%
Dollar Volume (000)	\$1,179,156	\$1,103,652	6.8%	\$1,232,176	-4.3%	\$6,331,054	\$7,473,099	-15.3%
Inventory*	19,788	20,105	-1.6%	22,643	-12.6%	19,647	20,419	-3.8%
Under Contract**	4,764	5,091	-6.4%	4,698	1.4%	4,656	4,512	3.2%
Months Supply	4.8	5.2	-8.9%	5.8	-18.0%	6.1	6.0	0.7%
Number of Days on the Market	97	94	3.2%	90	7.8%	102	105	-2.9%

Notes

- 1 July 2008 data from July 1, 2008 - July 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.