

## Metro Denver Condominium Townhome Housing Market Report June 2008

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Jun-08 Sales	May-08 Sales	% Change	Jun-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	409	421	-2.9%	436	-6.2%	4.6	46.2%
140,000 to 199,999	201	229	-12.2%	310	-35.2%	7.6	22.7%
200,000 to 299,999	184	149	23.5%	197	-6.6%	6.8	20.8%
300,000 to 499,999	60	56	7.1%	106	-43.4%	17.0	6.8%
500,000 to 999,999	29	19	52.6%	21	38.1%	26.6	3.3%
1,000,000 plus	2	1	100.0%	5	-60.0%	103.5	0.2%

Description Note 3	Jun-08	May-08	% Change	Jun-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	998	947	5.4%	1,269	-21.4%	4,910	5,628	-12.8%
Average Price	\$190,367	\$175,758	8.3%	\$186,328	2.2%	\$176,426	\$180,238	-2.1%
Median Price, Actual	\$148,345	\$148,000	0.2%	\$157,950	-6.1%	\$139,000	\$153,000	-9.2%
Dollar Volume (000)	\$189,986	\$166,442	14.1%	\$198,066	-4.1%	\$866,251	\$1,014,381	-14.6%
Inventory*	5,999	6,046	-0.8%	7,742	-22.5%	5,985	7,092	-15.6%
Under Contract**	1,217	1,222	-0.4%	1,269	-4.1%	1,109	1,186	-6.5%
Months Supply	6.0	6.4	-5.8%	6.1	-1.5%	7.3	7.6	-3.3%
Number of Days on the Market	108	104	3.8%	108	0.0%	114	120	-5.0%

Notes:

- 1 June 2008 data from June 1, 2008 - June 30, 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.