



Metro Denver Existing Single Family 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	747	738	1.2%	385	94.0%	2.5	22.4%
140,000 to 199,999	543	581	-6.5%	632	-14.1%	4.4	17.6%
200,000 to 299,999	1007	931	8.2%	1162	-13.3%	4.5	28.3%
300,000 to 499,999	735	730	0.7%	869	-15.4%	7.2	22.2%
500,000 to 999,999	308	260	18.5%	358	-14.0%	13.9	7.9%
1,000,000 plus	78	55	41.8%	82	-4.9%	27.2	1.7%

Description Note 3	Jun-08	May-08	% Change	Jun-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	3,847	3,717	3.5%	4,066	-5.4%	18,561	19,885	-6.7%
Average Price	\$286,887	\$276,374	3.8%	\$334,833	-14.3%	\$277,566	\$313,851	-11.6%
Median Price	\$230,000	\$226,500	1.5%	\$263,000	-12.5%	\$224,900	\$247,250	-9.0%
Dollar Volume (000)	\$1,103,652	\$1,027,280	7.4%	\$1,361,430	-18.9%	\$5,151,897	\$6,240,923	-17.4%
Inventory*	20,105	20,287	-0.9%	22,514	-10.7%	19,623	20,049	-2.1%
Under Contract**	5,091	5,116	-0.5%	4,867	4.6%	4,638	4,481	3.5%
Months Supply	5.2	5.5	-4.2%	5.5	-5.6%	6.3	6.0	4.9%
Number of Days on the Market	94	99	-5.1%	94	0.0%	104	108	-3.7%

Notes

- 1
- 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.