



## Metro Denver Existing Single Family Housing Market Report March 2008

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Mar-08 Sales	Feb-08 Sales	% Change	Mar-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	604	440	37.3%	310	94.8%	4.0	20.5%
140,000 to 199,999	507	431	17.6%	573	-11.5%	5.6	20.0%
200,000 to 299,999	720	597	20.6%	940	-23.4%	6.3	27.8%
300,000 to 499,999	566	453	24.9%	635	-10.9%	8.5	21.1%
500,000 to 999,999	189	189	0.0%	266	-28.9%	19.0	8.8%
1,000,000 plus	34	41	-17.1%	51	-33.3%	53.7	1.9%

Description Note 3	Mar-08	Feb-08	% Change	Mar-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	2,951	2,342	26.0%	3,315	-11.0%	7,644	8,395	-8.9%
Average Price	\$274,693	\$278,871	-1.5%	\$302,084	-9.1%	\$277,975	\$297,728	-6.6%
Median Price	\$224,900	\$221,486	1.5%	\$240,000	-6.3%	\$220,000	\$238,000	-7.6%
Dollar Volume (000)	\$810,620	\$653,115	24.1%	\$1,001,407	-19.1%	\$2,124,844	\$2,499,428	-15.0%
Inventory*	19,509	19,067	2.3%	19,513	0.0%	19,097	18,598	2.7%
Under Contract**	4,750	4,144	14.6%	4,809	-1.2%	4,184	4,026	3.9%
Months Supply	6.6	8.1	-18.8%	5.9	12.3%	7.5	6.6	12.8%
Number of Days on the Market	109	111	-1.8%	117	-6.8%	111	119	-6.7%

### Notes

- 1 March 2008 data from March 1, 2008 - March 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.