



Metro Denver Existing Single Family Housing Market Report May 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	May-08 Sales	Apr-08 Sales	% Change	May-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	738	647	14.1%	385	91.7%	2.8	22.5%
140,000 to 199,999	581	522	11.3%	632	-8.1%	4.4	18.2%
200,000 to 299,999	931	829	12.3%	1162	-19.9%	4.8	28.9%
300,000 to 499,999	730	621	17.6%	869	-16.0%	7.2	21.6%
500,000 to 999,999	260	203	28.1%	358	-27.4%	15.8	7.1%
1,000,000 plus	55	51	7.8%	82	-32.9%	37.8	1.8%

Description Note 3	May-08	Apr-08	% Change	May-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	3,717	3,353	10.9%	3,952	-5.9%	14,714	15,819	-7.0%
Average Price	\$276,374	\$267,259	3.4%	\$318,904	-13.3%	\$275,129	\$308,458	-10.8%
Median Price	\$226,500	\$222,550	1.8%	\$251,155	-9.8%	\$223,000	\$243,500	-8.4%
Dollar Volume (000)	\$1,027,280	\$896,120	14.6%	\$1,260,308	-18.5%	\$4,048,244	\$4,879,492	-17.0%
Inventory*	20,287	20,054	1.2%	21,505	-5.7%	19,527	19,555	-0.1%
Under Contract**	5,116	5,068	0.9%	5,045	1.4%	4,547	4,404	3.3%
Months Supply	5.5	6.0	-8.7%	5.4	0.3%	6.6	6.2	7.4%
Number of Days on the Market	99	103	-3.9%	98	1.0%	106	111	-4.5%

Notes

- 1 May 2008 data from May 1, 2008 - May 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
- ** YTD figures are averages for the year

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.