

## Metro Denver Condominium Townhome Housing Market Report November 2008

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Nov-08 Sales	Oct-08 Sales	% Change	Nov-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	332	388	-14.4%	351	-5.4%	4.7	44.0%
140,000 to 199,999	192	145	32.4%	162	18.5%	5.8	25.5%
200,000 to 299,999	139	113	23.0%	116	19.8%	7.5	18.4%
300,000 to 499,999	68	41	65.9%	33	106.1%	12.8	9.0%
500,000 to 999,999	22	15	46.7%	17	29.4%	29.8	2.9%
1,000,000 plus	1	3	-66.7%	0	#DIV/0!	217.0	0.1%

Description Note 3	Nov-08	Oct-08	% Change	Nov-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	565	896	-36.9%	763	-26.0%	9,200	10,179	-9.6%
Average Price	\$161,615	\$164,686	-1.9%	\$165,533	-2.4%	\$171,955	\$180,510	-4.7%
Median Price, Actual	\$130,000	\$130,300	-0.2%	\$139,000	-6.5%	\$139,000	\$150,999	-7.9%
Dollar Volume (000)	\$91,312	\$147,558	-38.1%	\$126,301	-27.7%	\$1,581,988	\$1,837,415	-13.9%
Inventory*	4,986	5,278	-5.5%	6,524	-23.6%	5,735	7,145	-19.7%
Under Contract**	74	855	-91.3%	832	-91.1%	1,047	1,108	-5.5%
Months Supply	8.8	5.9	49.8%	8.6	3.2%	6.9	7.7	-11.2%
Number of Days on the Market	97	102	-4.9%	103	-5.8%	108	113	-4.4%

Notes:

- 1 November 2008 data from November 1, 2008 - November 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.