

Metro Denver Condominium Townhome Housing Market Report September 2008

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Sep-08 Sales	Aug-08 Sales	% Change	Sep-07 Sales	% change	08 YTD Mo. Supply	% Mkt Share
139,999 or less	413	419	-1.4%	302	36.8%	4.1	50.6%
140,000 to 199,999	190	216	-12.0%	177	7.3%	6.6	23.3%
200,000 to 299,999	143	136	5.1%	127	12.6%	8.3	17.5%
300,000 to 499,999	57	60	-5.0%	63	-9.5%	16.0	7.0%
500,000 to 999,999	10	16	-37.5%	18	-44.4%	72.5	1.2%
1,000,000 plus	3	4	-25.0%	1	200.0%	72.3	0.4%

Description Note 3	Sep-08	Aug-08	% Change	Sep-07	% Change	YTD 2008	YTD 2007	YTD % Change
Sales	899	961	-6.5%	809	11.1%	7,739	8,585	-9.9%
Average Price	\$161,960	\$173,823	-6.8%	\$181,458	-10.7%	\$173,552	\$182,257	-4.8%
Median Price, Actual	\$139,900	\$140,000	-0.1%	\$148,000	-5.5%	\$140,000	\$153,000	-8.5%
Dollar Volume (000)	\$145,602	\$167,044	-12.8%	\$146,799	-0.8%	\$1,343,117	\$1,564,673	-14.2%
Inventory*	5,427	5,598	-3.1%	7,308	-25.7%	5,869	7,222	-18.7%
Under Contract**	1,026	1,147	-10.5%	876	17.1%	1,105	1,189	-7.1%
Months Supply	6.0	5.8	3.6%	9.0	-33.2%	6.8	7.4	-8.1%
Number of Days on the Market	102	104	-1.9%	105	-2.9%	109	116	-6.0%

Notes:

- 1 September 2008 data from September 1, 2008 - September 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.