



**DENVER BOARD  
OF REALTORS**  
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## Metro Denver Existing Single Family Housing Market Report April 2009

**Denver Board of REALTORS®**

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	Apr-09 Sales	Mar-09 Sales	% Change	Apr-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	551	615	-10.4%	647	-14.8%	1.7	26.2%
140,000 to 199,999	346	468	-26.1%	522	-33.7%	4.8	20.0%
200,000 to 299,999	443	657	-32.6%	829	-46.6%	7.7	28.0%
300,000 to 499,999	307	422	-27.3%	621	-50.6%	15.0	18.0%
500,000 to 999,999	106	158	-32.9%	203	-47.8%	35.6	6.7%
1,000,000 plus	12	25	-52.0%	51	-76.5%	155.1	1.1%

Description Note 3	Apr-09	Mar-09	% Change	Apr-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	2,706	2,590	4.5%	3,353	-19.3%	9,247	10,997	-15.9%
Average Price	\$254,442	\$251,583	1.1%	\$267,259	-4.8%	\$244,885	\$274,708	-10.9%
Median Price	\$210,000	\$203,950	3.0%	\$222,550	-5.6%	\$198,000	\$221,000	-10.4%
Dollar Volume (000)	\$688,519	\$651,599	5.7%	\$896,120	-23.2%	\$2,264,449	\$3,020,964	-25.0%
Inventory*	15,639	15,584	0.4%	20,054	-22.0%	15,375	19,337	-20.5%
Under Contract**	4,153	3,907	6.3%	5,068	-18.1%	3,636	4,405	-17.5%
Months Supply	5.7	6.6	-13.6%	6.0	-5.0%	6.7	7.0	-5.0%
Number of Days on the Market	102	106	-3.8%	103	-1.0%	104	109	-4.6%

### Notes

- 1 April 2009 data from April 1, 2009 - April 28, 2009
- 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.