

Metro Denver Condominium Townhome Housing Market Report January 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Jan-09 Sales	Dec-08 Sales	% Change	Jan-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	265	336	-21.1%	276	-4.0%	5.7	64.3%
140,000 to 199,999	72	98	-26.5%	87	-17.2%	15.7	17.5%
200,000 to 299,999	51	72	-29.2%	78	-34.6%	20.4	12.4%
300,000 to 499,999	16	27	-40.7%	34	-52.9%	55.4	3.9%
500,000 to 999,999	5	12	-58.3%	11	-54.5%	123.2	1.2%
1,000,000 plus	3	5	-40.0%	2	50.0%	68.3	0.7%

Description Note 3	Jan-09	Dec-08	% Change	Jan-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	526	649	-19.0%	636	-17.3%	526	636	-17.3%
Average Price	\$148,509	\$162,770	-8.8%	\$165,510	-10.3%	\$148,509	\$165,510	-10.3%
Median Price, Actual	\$113,000	\$138,000	-18.1%	\$134,000	-15.7%	\$113,000	\$134,000	-15.7%
Dollar Volume (000)	\$78,115	\$105,637	-26.1%	\$105,264	-25.8%	\$78,115	\$105,264	-25.8%
Inventory*	4,701	4,605	2.1%	5,773	-18.6%	4,701	5,773	-18.6%
Under Contract**	697	618	12.8%	892	-21.9%	697	892	-21.9%
Months Supply	8.9	7.1	26.0%	9.1	-1.5%	8.9	9.1	-1.5%
Number of Days on the Market	107	104	2.9%	116	-7.8%	107	116	-7.8%

Notes:

- 1 January 2009 data from January 1, 2009 - January 31, 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 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.