

Metro Denver Condominium Townhome Housing Market Report March 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS®

Price Range Notes 1 and 2	Mar-09 Sales	Feb-09 Sales	% Change	Mar-08 Sales	% change	09 YTD Mo. Supply	% Mkt Share
139,999 or less	306	263	16.3%	379	-19.3%	4.9	51.7%
140,000 to 199,999	140	94	48.9%	145	-3.4%	8.6	23.6%
200,000 to 299,999	93	63	47.6%	109	-14.7%	12.9	15.7%
300,000 to 499,999	44	17	158.8%	42	4.8%	23.7	7.4%
500,000 to 999,999	7	7	0.0%	11	-36.4%	92.0	1.2%
1,000,000 plus	2	1	100.0%	7	-71.4%	90.5	0.3%

Description Note 3	Mar-09	Feb-09	% Change	Mar-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	616	476	29.4%	758	-18.7%	1,618	2,053	-21.2%
Average Price	\$151,716	\$138,239	9.7%	\$173,493	-12.6%	\$146,709	\$170,482	-13.9%
Median Price, Actual	\$128,500	\$117,725	9.2%	\$132,000	-2.7%	\$119,947	\$133,000	-9.8%
Dollar Volume (000)	\$93,456	\$65,801	42.0%	\$131,507	-28.9%	\$237,374	\$349,999	-32.2%
Inventory*	5,044	4,831	4.4%	6,007	-16.0%	4,858	5,917	-17.9%
Under Contract**	919	831	10.6%	1,124	-18.2%	815	999	-18.4%
Months Supply	9.8	10.1	-3.5%	7.9	23.4%	9.0	7.3	23.3%
Number of Days on the Market	106	107	-0.9%	118	-10.2%	107	119	-10.1%

Notes:

- 1 March 2009 data from March 1, 2009 - March 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 REALTOR® or Metrolist Inc. may not reflect all real estate activity in the market.