



DENVER BOARD
OF REALTORS
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Metro Denver Existing Single Family Housing Market Report May 2009

Denver Board of REALTORS®

Source: Metrolist Inc. and Denver Board of REALTORS

Price Range Notes 1 and 2	May-09 Sales	Apr-09 Sales	% Change	May-08 Sales	% change	% Mkt Share	
139,999 or less	582	551	5.6%	738	-21.1%	0.0	31.2%
140,000 to 199,999	558	346	61.3%	581	-4.0%	0.0	19.6%
200,000 to 299,999	784	443	77.0%	931	-15.8%	0.0	25.1%
300,000 to 499,999	592	307	92.8%	730	-18.9%	0.0	17.4%
500,000 to 999,999	185	106	74.5%	260	-28.8%	0.0	6.0%
1,000,000 plus	27	12	125.0%	55	-50.9%	0.0	0.7%

Description Note 3	May-09	Apr-09	% Change	May-08	% Change	YTD 2009	YTD 2008	YTD % Change
Sales	2,857	2,706	5.6%	3,717	-23.1%	12,104	10,997	10.1%
Average Price	\$262,066	\$254,442	3.0%	\$276,374	-5.2%	\$248,940	\$274,708	-9.4%
Median Price	\$220,000	\$210,000	4.8%	\$226,500	-2.9%	\$203,007	\$221,000	-8.1%
Dollar Volume (000)	\$748,722	\$688,519	8.7%	\$1,027,280	-27.1%	\$3,013,172	\$3,020,964	-0.3%
Inventory*	15,669	15,639	0.2%	20,287	-22.8%	15,433	19,337	-20.2%
Under Contract**	4,301	4,153	3.6%	5,116	-15.9%	3,769	4,405	-14.4%
Months Supply	5.5	5.7	-3.9%	5.5	-0.4%	6.4	7.0	-9.0%
Number of Days on the Market	104	102	2.0%	99	5.1%	104	109	-4.6%

Notes

- 1 May 2009 data from May 1, 2009 - May 30, 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
- ** YTD figures are averages for the year

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.