

GREATER DENVER RESALE HOME MARKET STATISTICAL NARRATIVE FEBRUARY, 2010

Single Family (Residential + Condo)

- Inventory was 19,349 listings at the end of Feb '10
 - Compared with prior month, available inventory is up 9%
 - Down 4% versus Feb '09
- Under contract listings were at 4,414 units
 - Up 20% compared with prior month
 - Up 6% compared with same month year ago
- Sales volume (units) totaled 2,436
 - Up 4% compared to last month
 - Down 2% compared to Feb '09
- Average sales price was \$247,471 up 4% versus prior month
 - 14% increase from Feb '09, \$218,010 average price

Residential

- Available inventory was at 14,447 listings, up 9% compared to prior month
 - This represents a 5% decrease from same month year ago
- Under contract listings increased 20% to 3,459 from prior month, and were up 3% compared to Feb '09
- Sales were up 4% from month ago to 1,913 units sold
 - Compared with Feb '09, units sold decreased 5%
- Average sales price was \$269,688
 - Up 4% compared with Jan '10, \$260,530 average price
 - Up 14% versus Feb '09, \$236,920 average price
- Median sales price was \$220,750, up 5% versus prior month, and up 15% from Feb '09

Condo

- Inventory at close of Feb '10, there were 4,902 units
 - Up 9% compared to prior month and up 1% compared to Feb '09
- There was a 18% increase in under contract units compared with Jan '10
 - Under contract listings were up 15% versus same month year ago
- 523 units sold in Feb '10, up 2% compared to prior month and up 10% from Feb '09
- Average sales price was \$166,206, up 5% versus Jan '10 and up 20% compared to Feb '09
- Median price was \$132,500, up \$2,000 from prior month
 - Median price increased 13% from \$117,725 in Feb '09

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**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF FEBRUARY 28, 2010**

	Based On Properties Under Contract	Based On Properties Closed
This Month	4,414	2,436
Last Month	3,690	2,353
Percentage Change	+ 19.6%	+ 3.5%
This Month, Last Year	4,183	2,484
Percentage Change, Compared To This Year	+ 5.5%	- 1.9%
Year to Date, This Year	8,104	4,789
Year to Date, Last Year	8,014	4,953
Percentage Change	+ 1.1%	- 3.3%

This report summarizes the sales of residential real estate units during the reported-on period. Please note:

- 1) The reported units have been adjusted for the calendar month (as defined by MLS cut-off dates each month) in order to put such periods on a comparable basis.
- 2) Under Contract units reflect those properties reported as "under contract" during the period - i.e., a binding contract was executed between buyer and seller.
- 3) Closed units reflect the passing of title. The close date generally lags 30-90 days behind the under contract date and is often distorted by many outside factors unrelated to the extent of real estate activity.

UNSOLD HOMES ON THE MARKET:

This Month	19,349
This Month, Last Year	20,059
Percentage Change	- 3.5%
This Month	19,349
Last Month	17,785
Percentage Change	+ 8.8%

WEEKLY SALES RATE:

This Month	5.27%
This Month, Last Year	4.82%

This representation is based in whole or in part on data supplied by Metrolist, Inc. Neither the member Boards of Realtors nor their MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Boards or their MLS may not reflect all real estate activity in the market.

AVERAGE PRICE OF PROPERTIES CLOSED:

	Single Family	Condos	Residential
This Month	\$247,471	\$166,206	\$269,688
Last Month	\$238,155	\$157,701	\$260,530
This Month, Last Year	\$218,010	\$138,239	\$236,920
Year to Date Average, This Year	\$242,894	\$161,999	\$265,197
Year to Date Average, Last Year	\$215,677	\$143,630	\$233,949

MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Residential
This Month	\$132,500	\$220,750
Last Month	\$130,500	\$210,000
This Month, Last Year	\$117,725	\$192,000
Year to Date Median, This Year	\$131,077	\$217,000
Year to Date Median, Last Year	\$115,301	\$185,000

**METROPOLITAN DENVER REAL ESTATE STATISTICS
AS OF FEBRUARY 28, 2010**

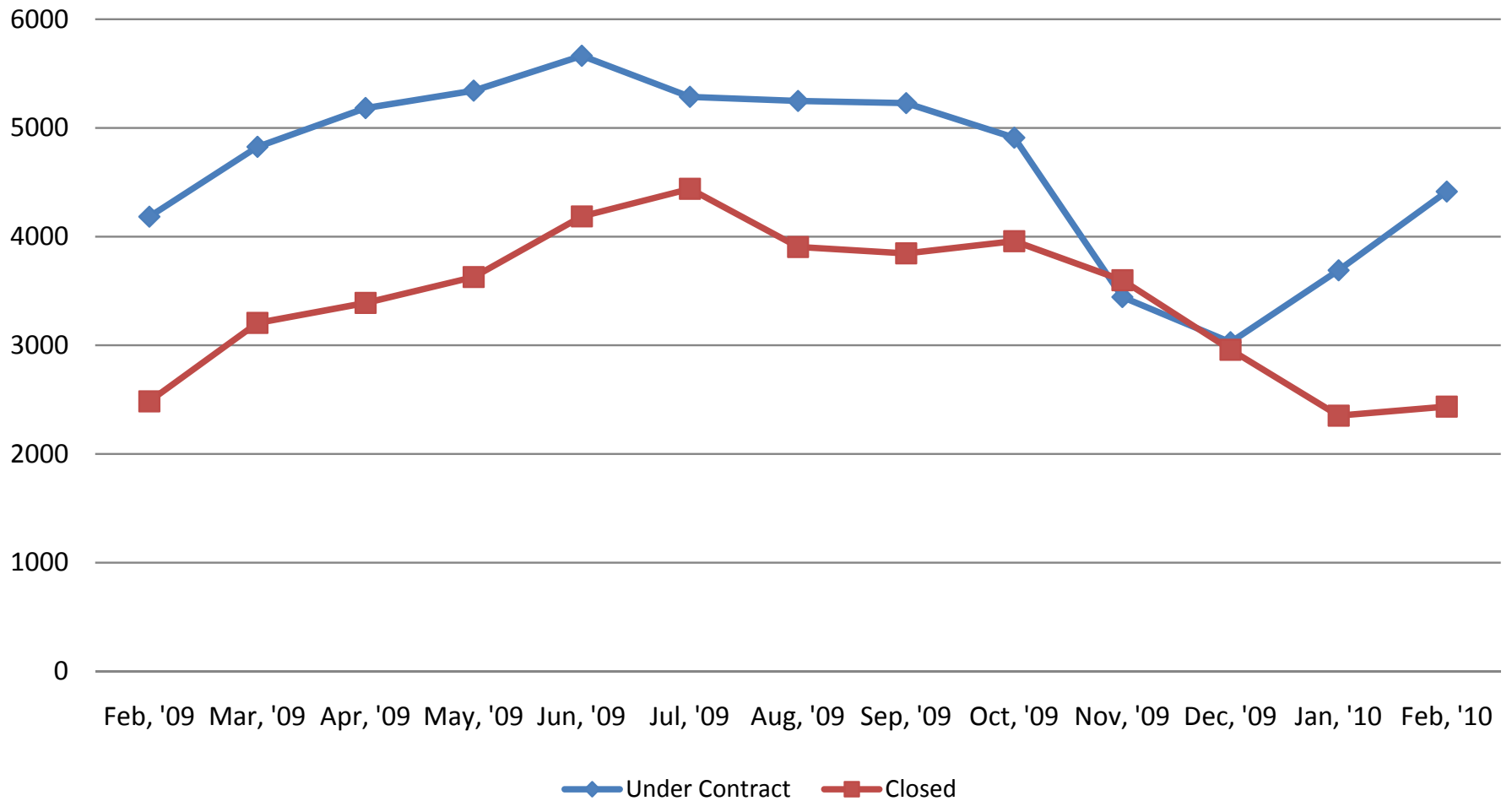
Snapshot	Prior			Prior	
	Feb, '10	Month	Year Ago	Month	Year Ago
Single Family (Residential + Condo)					
Active	19,349	17,785	20,059	8.79%	-3.54%
Under Contract	4,414	3,690	4,183	19.62%	5.52%
Sold	2,436	2,353	2,484	3.53%	-1.93%
Avg DOM	95	89	107	6.74%	-11.21%
Avg Sold Price	\$247,471	\$238,155	\$218,010	3.91%	13.51%
Absorption Rate	5.54	5.09	5.14	8.84%	7.78%
Residential					
Active	14,447	13,305	15,228	8.58%	-5.13%
Under Contract	3,459	2,883	3,352	19.98%	3.19%
Sold	1,913	1,841	2,008	3.91%	-4.73%
Avg DOM	92	90	107	2.22%	-14.02%
Median Sold Price	\$220,750	\$210,000	\$192,000	5.12%	14.97%
Avg Sold Price	\$269,688	\$260,530	\$236,920	3.52%	13.83%
Absorption Rate	5.27	4.84	4.91	8.88%	7.33%
Condo					
Active	4,902	4,480	4,831	9.42%	1.47%
Under Contract	955	807	831	18.34%	14.92%
Sold	523	512	476	2.15%	9.87%
Avg DOM	108	85	109	27.06%	-0.92%
Median Sold Price	\$132,500	\$130,500	\$117,725	1.53%	12.55%
Avg Sold Price	\$166,206	\$157,701	\$138,239	5.39%	20.23%
Absorption Rate	6.54	6.01	6.07	8.82%	7.74%

Footnotes: Active, Under Contract, and Sold presented as # of units.
Avg DOM = Average Days on Market

Source: **Metrolist, Inc.**

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Denver Metropolitan Real Estate Statistics



Month End Inventory - Greater Denver

