

**GREATER METROPOLITAN DENVER HOME MARKET
STATISTICAL NARRATIVE
JUNE, 2011**

In June, 4080 units closed at an average price of \$266,493 which resulted in \$1.08 Billion of sales volume. This is the first month in 2011 where the closings exceeded \$1.0 Billion.

On a Monthly basis, comparison of month over month and year over year:

Single Family takeaways:

The inventory of unsold homes is at 19,580 units, even with May '11 level and down 16% from June '10.

4,761 units were placed under contract in June, even with May '11 and up 23% from June '10.

4,080 units sold in June '11, up 9% from May '11 and up 1% from June '10.

Single Family average prices, \$266,493 for June '11, increased 4% month over month and decreased 3% year over year.

Residential and Condo takeaways:

Residential average price, \$292,230 for June '11, increased 5% month over month and decreased 2% year over year.

Condo average price, \$158,463 for June '11, decreased 1% month over month and 8% year over year.

Condo median prices increased 2% to \$125,525 in June '11 when compared to May '11 and decreased 12% from \$143,350 in June '10.

Residential median prices increased 4% to \$240,000 in June '11 when compared to May '11 and decreased 2% from \$244,000 in June '10.

On a Year to Date basis, comparison of YTD 06/2011 to YTD 06/2010:

Residential:

Sales units 15,087 vs 16,506 (↓9%)
Median Price \$226,500 vs \$229,000 (↓1%)
Average Price \$278,113 vs \$277,023 (↔)
Sales Volume \$4.2B vs \$4.6B (↓8%)
Days on Market 99 vs 81 (↑22%)

Condo:

Sales units 3,748 vs 4,484 (↓16%)
Median Price \$122,000 vs \$135,000 (↓10%)
Average Price \$157,697 vs \$162,012 (↓3%)
Sales Volume \$0.6B vs \$0.7B (↓19%)
Days on Market 125 vs 113 (↑11%)

The above representation may or may not reflect all real estate activity in the market.

By definition, Single Family equals Residential plus Condo.

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