

Metro Denver Real Estate Market Trends*

Single Family and Multi-Family Price Trends

Average Sale Price				
	Single Family Avg.		Multi-Family Avg	
	For Month	Prior 12-Mo.	For Month	Prior 12-Mo.
Feb-10	\$269,688	\$267,977	\$166,206	\$161,320
Feb-11	\$265,267	\$282,579	\$155,656	\$159,502
	-1.64%	5.45%	-6.35%	-1.13%
	Down	Up	Down	Down

Single Family Supply and Demand

Demand - How Many Properties Sold			
YTD-Prior Year	3,754	Feb-10	1,913
YTD-This Year	3,494	Feb-11	1,770
	Down	-6.93%	Down
			-7.48%

Pending - How Many Properties Under Contract at End of Month			
Feb-10			3,459
Feb-11			2,953
		Down	-14.63%

Supply -- How Many Properties Available at End of Month			
Feb-10			14,058
Feb-11			13,393
		Down	-4.73%

Multi-Family Supply and Demand

Demand - How Many Properties Sold			
YTD-Prior Year	1,035	Feb-10	523
YTD-This Year	891	Feb-11	459
	Down	-13.91%	Down
			-12.24%

Pending - How Many Properties Under Contract at End of Month			
Feb-10			955
Feb-11			740
		Down	-22.51%

Supply -- How Many Properties Available at End of Month			
Feb-10			4,811
Feb-11			3,965
		Down	-17.58%

* Data deemed reliable but not guaranteed. Based on data from Metrolist, Inc for properties handled by real estate agents through the Metrolist system.