

Re-Sale Housing Report

A monthly look at re-sale housing
In the greater metro Denver Area

DANYLIW
& ASSOCIATES
REAL ESTATE PROFESSIONALS

Serving the metro area
for over 40 years

January Market Recap

By John W. Danyliw CRB

At first glance, January looked great for sales. 4,550 compared to 4,292 in January of 2007. That's a 6% increase. Not bad but we expected more. The reason being is that January 2007 produced a little bit of the white stuff. That also affected February and March. The first quarter this year will be a better indicator.

Some good news on the listing front. January usually produces a surge with sellers holding off during the holidays. It did not happen this year and active listings continued to drop. (Just a little less than 1%). We now stand at 24,489.

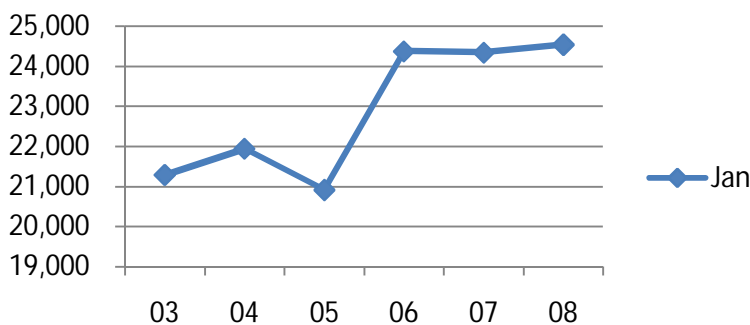
The average median sold price continues to decline. In January of 2007 the median price was \$236,000. Last month it was \$216,950. The reason appears to be a cooling-off of higher end properties and we still have lower end foreclosures. Also, sellers are more realistic about the current market.

As we said, the next couple of months should be a better indicator for 2008.

The highlight in January for Danyliw & Associates was a new listing with a grand total of 475 sqft. Yep, a full brick single family detached home with a 375 sqft detached garage. It sold in 4 days. At least we know what is moving out there.

As always, we thank you for your business.

January Inventory 03' - 08'



SOLD! with Danyliw & Associates
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UNSOLD HOMES ON THE MARKET

This Month		24,489
This Month, Last Yr		24,350
Percentage Change	+	0.6%
Last Month		24,603
Percentage Change	-	0.5%

MEDIAN PRICE OF HOMES CLOSED

	<u>Condos</u>	<u>Single Fam.</u>
This Month	\$134,000	\$216,950
Last Month	\$140,000	\$220,000
This Month, Last Yr	\$154,900	\$236,000
Year to Date Avg. 2008	\$134,000	\$216,950
Year to Date Avg. 2007	\$154,900	\$236,000

RE-SALE HOMES UNDER CONTRACT

This Month	4,550
Last Month	3,401
Percentage Change	+33.8%
This Month, Last Yr	4,292
Percentage Change	+6.0%
Compared To This Yr	
Year To Date, This Yr	4,550
Year To Date, Last Yr	4,292
Percentage Change	+6.0%

RE-SALE HOMES CLOSED

This Month	2,987
Last Month	3,219
Percentage Change	-7.2%
Year To Date, This Yr	2,987
Year To Date, Last Yr	3,540
Percentage Change	-15.6%

* 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.

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