

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

How Did We Finish May?

By John W. Danyliw CRB

We could have re-run the report from April. May's under contracts were 6,338 compared to 6,287 last month and 6,353 last year. That's less than a 1% change. Year-to-date sales of 28,175 shows an increase of 1.1% over last year. It doesn't appear we've turned that corner just yet.

Closed properties are down 8.6% compared to this month last year indicating cancellations are still a problem as lender continue to tighten the belt.

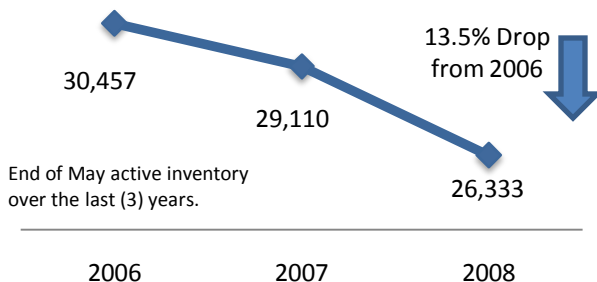
The good news continues to be the listing inventory, with 26,333 actives, almost unchanged from last month and down 9.5% from this time last year and 13.5% from May 2006.

The median sold price was up from last month, \$226,500 compared to \$222,500, but down from last year's year-to-date figure of \$243,500. This indicates the foreclosure and short sale market in the low price range continues strong.

All in all a pretty consistent market. We're still waiting for that upward turn. The NAR meetings in D.C. last month continue to say Denver is ready to make the move. We've been ready for awhile now.

As always, thanks for your business. It's much appreciated.

Y-T-D Listing Inventory 06' - 08'



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UNSOLD HOMES ON THE MARKET

This Month	26,333
This Month, Last Yr	29,110
Percentage Change	- 9.5%
Last Month	26,171
Percentage Change	+ 0.6%

MEDIAN PRICE OF HOMES CLOSED

	Condos	Single Fam.
This Month	\$148,000	\$226,500
Last Month	\$134,500	\$222,550
This Month, Last Yr	\$155,000	\$251,155
Year to Date Avg. 2008	\$137,000	\$223,000
Year to Date Avg. 2007	\$151,896	\$243,500

RE-SALE HOMES UNDER CONTRACT

This Month	6,338
Last Month	6,287
Percentage Change	+0.8%
This Month, Last Yr	6,385
Percentage Change Compared To This Yr	-0.2%
Year To Date, This Yr	28,175
Year To Date, Last Yr	27,869
Percentage Change	+1.1%

RE-SALE HOMES CLOSED

This Month	4,664
Last Month	4,265
Percentage Change	+9.4%
Year To Date, This Yr	18,626
Year To Date, Last Yr	20,384
Percentage Change	-8.6%

* 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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