

Denver Trends January, 2008



**SECURITY
TITLE
GUARANTY CO.**

Closing the American Dream Since 1946

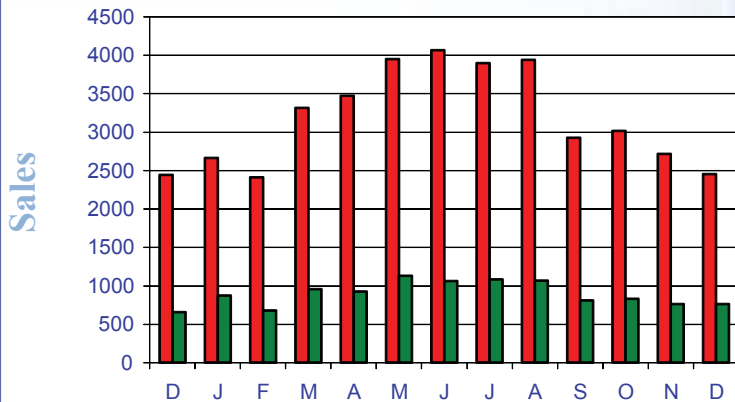
Residential

Month	#Active	#Sold	Average Sold Price	YTD # Sold	YTD Average Sold Price	YTD Median Sold Price
OCT	21,947	3,017	\$289,754	33,672	\$313,079	\$248,000
NOV	20,603	2,719	\$297,812	36,391	\$311,939	\$246,000
DEC	18,709	2,454	\$287,874	38,845	\$310,418	\$245,000

Condominiums and Townhouses

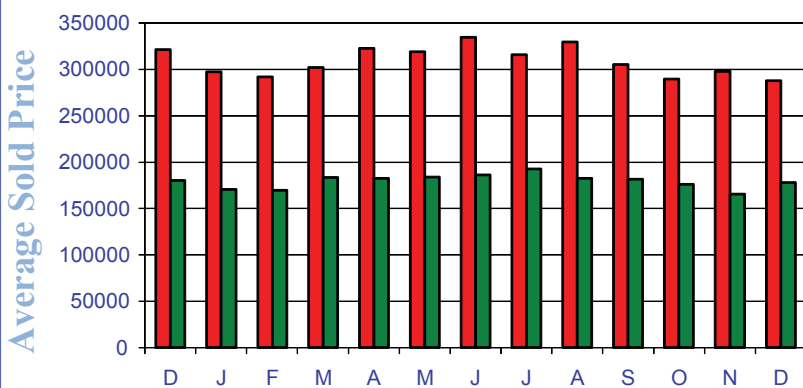
Month	#Active	#Sold	Average Sold Price	YTD # Sold	YTD Average Sold Price	YTD Average Sold Price
OCT	6,981	831	\$176,222	9,416	\$181,724	\$152,000
NOV	6,524	763	\$165,533	10,179	\$180,510	\$150,999
DEC	5,894	765	\$177,805	10,944	\$180,321	\$150,000

2006 - 2007



	Residential	Condos
D	2,445	659
J	2,667	873
F	2,413	677
M	3,315	959
A	3,472	927
M	3,952	1,129
J	4,066	1,063
J	3,899	1,081
A	3,943	1,067
S	2,928	809
O	3,017	831
N	2,719	763
D	2,454	765

2006-2007



	Residential	Condos
D	321,524	180,084
J	297,368	170,440
F	292,143	169,498
M	302,084	183,451
A	322,510	182,549
M	318,904	183,896
J	334,833	186,328
J	316,024	192,885
A	329,783	182,741
S	305,459	181,458
O	289,754	176,222
N	297,812	165,533
D	287,874	177,805

(Source: Metrolist, Inc.)

Home sales prices drop in 2007 (RMN)

The average sales price of a previously owned single-family home that traded hands in the Denver area in 2007 fell 2.1 percent to \$310,418 from \$317,112 in 2006, according to a report released today. It's unusual for prices to drop from the previous year.

Foreclosures up 41.5 percent in Denver area in 2007 (RMN)

The final tally of foreclosure filings in the seven-county Denver area in 2007 represent a 41.5 percent increase over the record filings in 2006.

Last year's 26,326 filings were the equivalent of every home in Littleton and Louisville going into foreclosure. ...

There were 18,610 foreclosures in 2006.

New-home sales plummet in Nov. (RMN)

The housing market plunged deeper into despair last month, with sales of new homes plummeting to their lowest level in more than 12 years.

The slump worsened even more than most analysts expected, heightening fears that the country might be thrust into a recession.

U.S. new-home sales plunge by 9 percent (RMN)

Sales of new homes plunged last month to their lowest level in more than 12 years, a grim testament to the problems plaguing the housing sector.

The Commerce Department reported today that new-home sales tumbled by 9 percent in November from October to a seasonally adjusted annual rate of 647,000. That was the worst showing since April 1995, when the pace of sales was 621,000.

Stocks take hit from Countrywide (RMN)

Wall Street skidded lower in another fitful session Tuesday, with investors worried that the tumbling economy may not only cripple mortgage lenders such as Countrywide Financial Corp. but also create problems for other companies like AT&T Inc.

Existing-home market held its own in '07 (DP)

Metro home sales were down less than 1 percent from 2006, data say. Prices are forecast to continue falling this year.

Denver's existing-home market held up fairly well last year compared with 2006, and experts are predicting this year will be similar.

The number of home sales that closed last year was down less than 1 percent to 49,789 compared with 2006, according to data released Tuesday.

Stocks finish higher in late rally (DP)

Wall Street finished a back-and-forth session sharply higher Wednesday as investors sought bargains while also contending with concerns about the strength of the economy and upcoming corporate results.

The Nasdaq composite index showed its first gain in nine sessions and the Dow Jones industrial average gained more 200 points in the final 90 minutes of the session to end nearly 150 points higher.

Home prices called unlikely to decline in Denver

Denver is among those cities at the lowest risk nationwide for a decline in home prices in the next two years, according to a report released Tuesday.

METROPOLITAN DENVER REAL ESTATE STATISTICS

AS OF DECEMBER 31, 2007

	Based On Properties Under Contract	Based On Properties Closed
This Month	3,401	3,219
Last Month	4,007	3,482
Percentage Change	-15.1%	-7.6%
This Month, Last Year	3,328	3,104
Percentage Change, Compared To This Year	+2.2%	+3.7%
Year to Date, This Year	61,663	49,789
Year to Date, Last Year	61,736	50,244
Percentage Change	-0.1%	-0.9%

UNSOLD HOMES ON THE MARKET:

This Month	24,603
This Month, Last Year	24,534
Percentage Change	+0.3%

This Month	24,603
Last Month	27,127
Percentage Change	-9.3%

WEEKLY SALES RATE:

This Month	3.19%
This Month, Last Year	3.13%

AVERAGE PRICE OF PROPERTIES CLOSED:

	Total	Condos	Single Family
This Month	\$261,716	\$177,805	\$287,874
Last Month	\$268,826	\$165,533	\$297,812
This Month, Last Year	\$291,495	\$180,084	\$321,524
Year to Date Average, This Year	\$281,822	\$180,321	\$310,418
Year to Date Average, Last Year	\$288,916	\$188,745	\$317,112

MEDIAN PRICE OF PROPERTIES CLOSED:

	Condos	Single Family
This Month	\$140,000	\$220,000
Last Month	\$139,000	\$229,500
This Month, Last Year	\$150,000	\$247,500
Year to Date Average, This Year	\$150,000	\$245,000
Year to Date Average, Last Year	\$157,000	\$249,900

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.

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