



AUGUST 2003 Denver Existing Single Family Housing Market Report 2002/2003

Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS
 Contact Steig Seaward 303-756-0553

Price Range	Aug-03 Sales	Jul-03 Sales	% Change	Aug-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	142	90	57.8%	131	8.4%	5.8	50.0%	3.0%	-14.0%
140,000 to 199,999	1037	885	17.2%	1195	-13.2%	5.1	67.0%	27.0%	-20.0%
200,000 to 299,999	1903	1678	13.4%	1618	17.6%	5.6	29.0%	41.0%	2.7%
300,000 to 499,999	921	712	29.4%	685	34.5%	8.4	20.0%	17.0%	1.2%
500,000 to 999,999	275	231	19.0%	219	25.6%	12.8	23.0%	5.0%	-2.0%
1,000,000 plus	37	39	-5.1%	33	12.1%	21.4	5.0%	0.9%	12.5%

Description	Aug-03	Jul-03	% Change	Aug-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	4315	3635	18.7%	3884	11.1%	24293	25249	-3.8%
Average Price	288423	288009	0.1%	273169	5.6%	277088	267978	3.4%
Median Price	238500	238000	0.2%	223045	6.9%	230000	220000	4.5%
Dollar Volume (000)	1244546	1046914	18.9%	1060987	17.3%	6731294	6766187	-0.5%
Inventory	19906	20082	-0.9%	17413	14.3%	18780	15109	24.3%
Under Contract Total	2614	2112	23.8%	2375	10.1%	16392	16611	-1.3%
Months Supply	4.6	5.5	-16.4%	3.4	35.3%	6	5	20.0%
Number of Days on the Market	75	77	-2.6%	56	33.9%	81	58	39.7%
Sea. Adj. Sales (SF&Condo)	51200	52300	-2.1%	45700	12.0%			

Denver Housing Affordable (HAI) Index Single Family AUGUST	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Aug-03 HAI	Aug-02 HAI	% Change
	238500	190800	6.28%	1178	68900	56568	121.9	132.3	-8.0%
Denver Entry Level Housing (ELHAI) Affordable Index Single Family AUGUST	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Aug-03 ELHAI	Aug-02 ELHAI	% Change
	202300	196231	6.53%	1244	54400	59720	91.1	100.0	-9.0%

Notes

- 1 August 2003 data is from July 21, 2003 to August 24, 2003
- 2 Primary data coverage is Arapahoe, Adams, Denver, Douglas, Elbert, Jefferson, Broomfield counties.
Secondary data coverage is Boulder, Clear Creek, El Paso, Gilpin, Park, and Weld counties.

Definitions

Market Share	The percentage of sales within a price range to total sold.
Housing Affordability Index (HAI)	Ratio between the forecasted HUD median family income and qualifying income.
Months Supply	The amount of months required to sell inventory based on the rate of sales and inventory at a given period of time.
Starter Home Price	85% of the monthly median price.
Starter Income	80% of the of the forecasted HUD median family income.

Note: This representation is based in whole or in part on data supplied by the Denver Board of REALTORS or Metrolist Inc. Neither the Denver Board of REALTORS or Metrolist Inc. guarantee or is in any way responsible for its accuracy. Data maintained by the Denver Board of REALTORS or Metrolist Inc. may not reflect all real estate activity in the market.