



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

Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS
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Price Range	Dec-03 Sales	Nov-03 Sales	% Change	Dec-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	154	105	46.7%	94	63.8%	5.4	28.6%	3.5%	-2.7%
140,000 to 199,999	754	781	-3.5%	736	2.4%	5.0	42.8%	27.4%	-15.7%
200,000 to 299,999	1200	1071	12.0%	1040	15.4%	5.2	13.0%	43.7%	6.6%
300,000 to 499,999	500	500	0.0%	369	35.5%	7.3	-2.6%	19.0%	12.4%
500,000 to 999,999	159	173	-8.1%	130	22.3%	11.3	2.7%	5.5%	7.8%
1,000,000 plus	26	30	-13.3%	16	62.5%	19.6	-8.4%	1.0%	11.1%

Description	Dec-03	Nov-03	% Change	Dec-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	2793	2660	5.0%	2385	17.1%	37053	36503	1.5%
Average Price	275289	283766	-3.0%	267430	2.9%	277937	268579	3.5%
Median Price	230000	229500	0.2%	222000	3.6%	230000	221000	4.1%
Dollar Volume (000)	768883	754817	1.9%	637820	20.5%	10298415	9803941	5.0%
Inventory	15922	17645	-9.8%	15575	2.2%	18742	15774	18.8%
Under Contract Total	1305	1506	-13.3%	1278	2.1%	23004	22954	0.2%
Months Supply	5.7	6.6	-13.6%	6.5	-12.3%	6	5.2	17.3%
Number of Days on the Market	82	75	9.3%	59	39.0%	80	59	35.6%
Sea. Adj. Sales (SF&Condo)	54900	49500	10.9%	44580	23.1%			

Denver Housing Affordable (HAI) Index Single Family	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Inc. Ratio HAI	% fr '02 Change
Dec-02	222000	177600	6.03%	1068	69900	51275	136	
Dec-03	230000	184000	5.90%	1091	68900	52368	132	-2.90%
Denver Entry Level Housing (ELHAI) Affordable Index Single Family	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Inc. Ratio ELHAI	% fr '02 Change
Dec-02	188700	183039	6.28%	1131	55920	54268	103	
Dec-03	195500	189635	6.15%	1155	54400	55455	98.1	-4.80%

Notes

- 1 December 2003 data is from November 21, 2003 to December 18, 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.