



January 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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Sales By Price Range Notes 1 and 2	Jan-03	Dec-02	% Change	Jan-02	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	111	94	18.1%	107	3.7%	4.4	14.8%	4.2%	-14.3%
140,000 to 199,999	851	736	15.6%	796	6.9%	4.3	22.6%	31.8%	-12.8%
200,000 to 299,999	1100	1040	5.8%	818	34.5%	5.3	4.9%	41.2%	10.0%
300,000 to 499,999	467	369	26.5%	352	32.7%	8.0	-2.7%	17.5%	8.6%
500,000 to 999,999	124	130	-4.6%	87	42.5%	13.4	-19.3%	4.6%	15.3%
1,000,000 plus	20	16	25.0%	23	-13.0%	27.6	38.5%	0.7%	-33.3%

Description Notes 1 and 2	Jan-03	Dec-02	% Change	Jan-02	% Change	YTD 2003	YTD % Change
Sales	2673	2385	12.1%	2183	22.4%	2673	22.4%
Average Price	266189	267430	-0.5%	262681	1.3%	266189	1.3%
Median Price, actual	224500	222000	1.1%	214950	4.4%	224500	4.4%
Dollar Volume (000)	711523	637820	11.6%	573432	24.1%	707364	24.1%
Inventory	16019	15572	2.9%	12192	31.4%	16019	31.4%
Under Contract	1627	1278	27.3%	1322	23.1%	1627	23.1%
Months Supply	6.0	6.5	-7.7%	5.6	7.1%	5.9	7.1%
Av. Number of Days on the Market	79	72	9.7%	65	10.7%	79	10.7%
Sea. Adj. Sales (SF&Condo)	50600	45800	10.5%	51000	-0.7%		

Denver Housing Affordable (HAI) Index Single Family January	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Jan-03 HAI	Jan-02 HAI	% Change
	224500	179600	5.91%	1066	69900	51188	1.36	1.28	6.3%

Denver Entry Level Housing (ELHAI) Affordable Index Single Family January	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Jan-03 ELHAI	Jan-02 ELHAI	% Change
	190825	185100	6.16%	1129	55920	54186	1.03	0.97	6.6%

Notes

- 1 January 2003 data is from December 19, 2002 to January 26, 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 the amount of 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.