



## JANUARY 2004 Denver Existing Single Family Housing Market Report 2003/2004

### Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS  
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Price Range	Jan-04 Sales	Dec-03 Sales	% Change (3)	Jan-03 Sales	% change (3)	04 YTD Mo. Supply	YTD % Chg MS (3)	04 YTD Mkt Shr (3)	YTD % Change (3)
139,999 or less	132	154	-14.3%	111	18.9%	4.7	7.5%	5.0%	19.0%
140,000 to 199,999	787	754	4.4%	851	-7.5%	4.8	12.2%	29.9%	-6.0%
200,000 to 299,999	1017	1200	-15.3%	1100	-7.5%	5.8	9.0%	38.7%	-6.1%
300,000 to 499,999	481	500	-3.8%	467	3.0%	7.4	-8.7%	18.3%	4.6%
500,000 to 999,999	180	159	13.2%	124	45.2%	8.8	-34.6%	6.8%	47.8%
1,000,000 plus	32	26	23.1%	20	60.0%	17.3	-37.4%	1.2%	71.4%

Description	Jan-04	Dec-03	% Change	Jan-03	% Change	YTD 2004	YTD 2003	YTD % Change
Sales	2629	2793	-5.9%	2673	-1.6%	2629	2673	-1.6%
Average Price	284154	275289	3.2%	266189	6.7%	284154	266189	6.7%
Median Price	225500	230000	-2.0%	224500	0.4%	225500	224500	0.4%
Dollar Volume (000)	747040	768883	-2.8%	711523	5.0%	747040	711523	5.0%
Inventory	16024	15922	0.6%	16019	0.0%	16024	16019	0.0%
Under Contract Total	1743	1305	33.6%	1627	7.1%	1743	1623	7.4%
Months Supply	6.1	5.7	7.0%	6.0	1.7%	6.1	6	1.7%
Number of Days on the Market	94	82	14.6%	79	19.0%	94	79	19.0%
Sea. Adj. Sales (SF&Condo)	48300	54900	-12.0%	50600	-4.5%			

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 '03 Change
Jan-03	224500	179600	5.91%	1066	68900	51188	134.6	
Jan-04	225500	180400	5.64%	1040	69500	49929	139.2	3.42%
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
Jan-03	190825	185100	6.18%	1129	54400	54186	100.39	
Jan-04	191675	185925	5.89%	1102	55600	52877	105.15	4.53%

#### Notes

- 1 January 2004 data is from December 19, 2003 to January 25, 2004
- 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.
- 3 Low sales volume in certain price ranges can result in large statistical swings.

#### 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.