



APRIL 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	Apr-03 Sales	Mar-03 Sales	% Change	Apr-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	86	85	1.1%	111	-22.5%	5.6	51.9%	3.7%	-15.9%
140,000 to 199,999	799	660	21.2%	1020	-21.7%	5.4	67.1%	30.7%	-12.8%
200,000 to 299,999	1183	948	24.8%	1157	2.2%	6.6	44.0%	42.2%	9.0%
300,000 to 499,999	527	381	38.3%	475	10.9%	9.9	29.0%	17.5%	8.7%
500,000 to 999,999	125	119	5.0%	132	-5.3%	16.1	30.7%	5.0%	4.2%
1,000,000 plus	30	19	57.9%	22	36.4%	26.1	19.5%	0.1%	12.5%

Description	Apr-03	Mar-03	% Change	Apr-02	% Change	YTD 2003	YTD % Change
Sales	2750	2212	24.3%	2917	-5.7%	9490	-10.8%
Average Price	273946	268064	2.2%	261453	4.8%	268350	1.9%
Median Price	227000	224000	1.4%	218230	4.0%	224900	3.4%
Dollar Volume (000)	753351	592957	27.0%	762658	-1.2%	2541273	-9.2%
Inventory	18812	18203	3.3%	14838	26.8%	17597	30.2%
Under Contract	1821	1709	6.6%	2130	-14.5%	6865	-11.8%
Months Supply	6.8	8.27	-17.8%	5.1	33.3%	7.4	45.1%
Number of Days on the Market	85	85	0.0%	55	54.5%	84	40.0%
Sea. Adj. Sales (SF&Condo)	44400	38400	15.6%	45.4	-2.2%		

Denver Housing Affordable (HAI) Index Single Family April-03	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Mar-03 HAI	Mar-02 HAI	% Change
	227000	181600	5.84%	1070	68900	51368	134.1	124.6	7.6%
Denver Entry Level Housing (ELHAI) Affordable Index Single Family April-03	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Feb-03 ELHAI	Feb-02 ELHAI	% Change
	192950	187162	6.09%	1133	54400	54383	100.0	94.4	5.9%

Notes

- 1 April 2003 data is from March 24, 2002 to April 20, 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.