



FEBRUARY 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	Feb-03	Jan-03	% Change	Feb-02	% change	03 YTD Mo. Supply	YTD % Chg	03 YTD Mkt Share	YTD % Change
139,999 or less	73	111	-34.2%	96	-23.9%	5.3	25.4%	4.1%	-10.8%
140,000 to 199,999	605	851	-28.9%	763	-20.7%	5.2	38.5%	32.2%	-9.5%
200,000 to 299,999	777	1100	-29.3%	847	-8.2%	6.5	27.6%	41.5%	9.1%
300,000 to 499,999	287	467	-38.5%	341	-15.8%	10.4	18.9%	16.7%	5.4%
500,000 to 999,999	96	124	-22.5%	131	-26.7%	15.9	16.9%	4.9%	0.0%
1,000,000 plus	17	20	-15.0%	17	0.0%	30.9	32.3%	0.8%	-12.0%

Description	Feb-03	Jan-03	% Change	Feb-02	% Change	YTD 2003	YTD % Change
Sales	1855	2673	-30.6%	2195	-15.4%	4528	3.4%
Average Price	264265	266183	-0.7%	264897	-0.2%	265400	0.6%
Median Price, actual	220000	224500	-0.2%	217000	1.3%	222250	2.9%
Dollar Volume (000)	490211	711523	-31.1%	581449	-15.6%	1201734	-3.8%
Inventory	17353	16019	8.3%	13083	32.6%	16686 av	32.0%
Under Contract	1708	1627	4.9%	2325	-26.5%	3824	-4.9%
Months Supply	10.3	6	71.6%	5.9	74.5%	7.3	15.3%
Number of Days on the Market	87	79	10.1%	65	33.8%	82	28.1%
Sea. Adj. Sales (SF&Condo)	44800	50600	-11.4%	56500	-20.7%		

Denver Housing Affordable (HAI) Index Single Family 2/1/2003 note 3	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Feb-03 HAI	Feb-02 HAI	% Change
	220000	176000	5.84%	1037	69900	49784	140.4	127.5	10.1%

Denver Entry Level Housing (ELHAI) Affordable Index Single Family 2/1/2003 note 3	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Feb-03 ELHAI	Feb-02 ELHAI	% Change
	187000	181390	6.09%	1098	55920	52706	106.1	96.5	6.8%

Notes

- 1 February 2003 data is from January 27, 2002 to February 23, 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.
- 3 Median Family and Starter Income are based on 2002 HUD estimates.

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.