



MARCH 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	Mar-03 Sales	Feb-03 Sales	% Change	Mar-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	85	73	16.4%	149	-43.0%	5.4	48.0%	4.0%	-12.0%
140,000 to 199,999	660	605	9.1%	1166	-43.0%	5.6	70.0%	31.0%	-11.0%
200,000 to 299,999	948	777	22.0%	1298	-27.0%	6.8	49.0%	42.0%	9.2%
300,000 to 499,999	381	287	32.7%	544	-30.0%	10.6	39.0%	16.8%	4.9%
500,000 to 999,999	119	96	24.0%	159	-25.0%	16.1	32.0%	5.0%	2.5%
1,000,000 plus	19	17	11.8%	28	-32.0%	30.0	41.0%	0.8%	-90.0%

Description	Mar-03	Feb-03	% Change	Mar-02	% Change	YTD 2003	YTD % Change
Sales	2212	1855	19.3%	3349	-34.0%	6740	-12.6%
Average Price	268064	264265	1.4%	264278	1.4%	266066	0.8%
Median Price	224000	220000	1.8%	219000	2.3%	223000	2.8%
Dollar Volume (000)	592957	490211	21.0%	885066	-33.0%	1790627	-12.1%
Inventory	18203	17353	4.9%	13967	30.3%	17191 av	31.0%
Under Contract	1709	1708	0.0%	2527	-32.3%	5044	-10.8%
Months Supply	8.27	10.3	-19.7%	4.2	97.0%	7.65	50.0%
Number of Days on the Market	85	87	-2.3%	63	35.0%	84	38.0%
Sea. Adj. Sales (SF&Condo)	38400	44800	-14.3%	49300	-22.0%		

Denver Housing Affordable (HAI) Index Single Family 3/1/2003 note 3	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Mar-03 HAI	Mar-02 HAI	% Change
	224000	179200	5.79%	1050	68900	50415	136.7	124.0	10.2%

Denver Entry Level Housing (ELHAI) Affordable Index Single Family 3/1/2003 note 3	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Feb-03 ELHAI	Feb-02 ELHAI	% Change
	190400	184688	6.04%	1112	55120	53378	102.0	94.2	8.3%

Notes

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