



NOVEMBER 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	Nov-03 Sales	Oct-03 Sales	% Change	Nov-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	105	168	-37.5%	109	-3.7%	5.4	29.3%	3.5%	0.0%
140,000 to 199,999	781	1036	-24.6%	985	-20.7%	5.1	51.5%	27.4%	-16.0%
200,000 to 299,999	1071	1659	-35.4%	1387	-22.8%	5.2	13.3%	43.7%	6.6%
300,000 to 499,999	500	745	-32.9%	570	-12.3%	7.3	-1.4%	19.0%	11.7%
500,000 to 999,999	173	185	-6.5%	171	1.2%	11.3	3.5%	5.5%	8.0%
1,000,000 plus	30	37	-18.9%	38	-21.1%	19.6	-7.0%	1.0%	11.0%

Description	Nov-03	Oct-03	% Change	Nov-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	2660	3830	-30.5%	3200	-16.9%	34269	34125	0.4%
Average Price	283766	276171	2.8%	275160	3.1%	278138	268652	3.5%
Median Price	229500	229000	0.2%	222500	3.1%	230000	221000	4.1%
Dollar Volume (000)	754817	1057736	-28.6%	880511	-14.3%	9531505	9167748	4.0%
Inventory	17645	18786	-6.1%	16979	3.9%	18742	15792	18.7%
Under Contract Total	1506	2032	-25.9%	1751	-14.0%	21699	21676	0.1%
Months Supply	6.6	5.9	11.9%	6.3	4.8%	6	5	20.0%
Number of Days on the Market	82	75	9.3%	66	24.2%	80	58	37.9%
Sea. Adj. Sales (SF&Condo)	49500	50500	-2.0%	46300	6.9%			

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 '02 Change
Nov-02	222500	178000	6.03%	1071	69900	51391	136	
Nov-03	229500	183600	5.83%	1081	68900	51878	133	-2.20%
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
Nov-02	189125	183451	6.28%	1103	55920	52964	106	
Nov-03	195075	189222	6.10%	1147	54400	55041	99	-6.60%
Notes								

- 1 November 2003 data is from October 27, 2003 to November 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.