



JULY 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	Jul-03 Sales	Jun-03 Sales	% Change	Jul-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	90	101	-10.9%	90	0.0%	5.8	53.0%	3.3%	-11.0%
140,000 to 199,999	885	887	-0.2%	980	-9.7%	5.2	67.0%	28.2%	-16.0%
200,000 to 299,999	1678	1574	6.6%	1372	22.3%	5.6	27.0%	44.0%	10.0%
300,000 to 499,999	712	663	7.4%	565	26.0%	8.4	18.3%	18.3%	8.3%
500,000 to 999,999	231	169	36.7%	171	35.1%	12.8	17.4%	5.3%	6.0%
1,000,000 plus	39	34	14.7%	34	14.7%	21.4	2.9%	0.9%	12.5%

Description	Jul-03	Jun-03	% Change	Jul-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	3635	3428	6.0%	3212	13.2%	19984	21375	-6.5%
Average Price	288009	276606	4.1%	274423	5.0%	274671	267018	2.9%
Median Price	238000	230200	3.4%	225000	5.8%	229000	220000	4.1%
Dollar Volume (000)	1046914	948207	10.4%	881446	18.8%	5489018	5707501	-3.8%
Inventory	20082	20055	0.1%	17035	17.9%	18608	14780	25.9%
Under Contract Total	2112	2341	-9.8%	1882	12.2%	13778	14236	-3.2%
Months Supply	5.5	5.9	-6.8%	5.3	3.8%	6.5	4.8	35.4%
Number of Days on the Market	77	82	-6.1%	53	45.3%	81	58	39.7%
Sea. Adj. Sales (SF&Condo)	52300	48700	7.4%	46000	13.7%			

Denver Housing Affordable (HAI) Index Single Family JULY	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Jul-03 HAI	Jul-02 HAI	% Change
JULY	238000	190400	5.67%	1101	68900	52870	130.3	125.2	4.1%

Denver Entry Level Housing (ELHAI) Affordable Index Single Family JULY	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Jul-03 ELHAI	Jul-02 ELHAI	% Change
JULY	202300	196231	5.92%	1166	54400	55988	97.2	94.7	2.6%

Notes

- 1 JULY 2003 data is from June 23, 2002 to July 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.