

# JUNE 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	Jun-03 Sales	May-03 Sales	% Change	Jun-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	101	114	-11.4%	109	-7.3%	5.5	50.1%	3.5%	-7.9%
140,000 to 199,999	887	957	-7.3%	1165	-23.9%	5.1	70.0%	29.0%	-15.0%
200,000 to 299,999	1574	1542	2.1%	1504	4.7%	5.8	35.3%	43.5%	10.1%
300,000 to 499,999	663	622	6.6%	665	-0.3%	8.8	26.8%	18.0%	7.1%
500,000 to 999,999	169	204	-17.2%	193	-12.4%	13.9	27.6%	5.1%	2.0%
1,000,000 plus	34	30	13.3%	23	47.8%	22.9	6.3%	0.1%	12.5%

Description	Jun-03	May-03	% Change	Jun-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	3428	3469	-1.2%	3659	-5.2%	16357	18165	-10.0%
Average Price	276606	275835	0.3%	269158	2.5%	271686	265693	2.3%
Median Price	230200	228600	0.7%	225000	1.6%	226000	219900	2.8%
Dollar Volume (000)	948207	956871	-0.9%	984851	-2.8%	4443976	4826307	-7.9%
Inventory	20055	19733	1.6%	16561	19.2%	18463	14422	28.0%
Under Contract Total	2341	2460	-4.8%	2062	19.3%	11666	12354	-5.6%
Months Supply	5.9	7.4	-20.3%	5.5	34.5%	7	4.8	41.7%
Number of Days on the Market	82	82	0.0%	53	54.7%	83	58	43.1%
Sea. Adj. Sales (SF&Condo)	48700	41400	17.6%	50100	-17.4%			

Denver Housing Affordable (HAI) Index Single Family JUNE	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	Jun-03 HAI	Jun-02 HAI	% Change
JUNE	230200	184160	5.40%	1034	68900	49638	138.8	124.4	11.6%

  

Denver Entry Level Housing (ELHAI) Affordable Index Single Family JUNE	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	Jun-03 ELHAI	Jun-02 ELHAI	% Change
JUNE	191250	185512	5.65%	1071	54400	51401	105.8	93.3	13.4%

### Notes

- 1 JUNE 2003 data is from May 23, 2002 to June 22, 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.