



OCTOBER 2003 Denver Existing Single Family Housing Market Report 2002/2003

Denver Board of REALTORS (R)

Source: Metrolist Inc. and Denver Board of REALTORS
Contact Steig Seaward 303-756-0553

Price Range	Oct-03 Sales	Sep-03 Sales	% Change	Oct-02 Sales	% change	03 YTD Mo. Supply	YTD % Chg MS	03 YTD Mkt Share	YTD % Change
139,999 or less	168	117	43.6%	72	133.3%	5.3	29.3%	3.4%	-2.8%
140,000 to 199,999	1036	900	15.1%	874	18.5%	5.0	51.5%	27.2%	-17.1%
200,000 to 299,999	1659	1570	5.7%	1257	32.0%	5.1	13.3%	44.0%	8.1%
300,000 to 499,999	745	704	5.8%	482	54.6%	7.2	-1.4%	19.0%	11.2%
500,000 to 999,999	185	188	-1.6%	123	50.4%	11.4	3.5%	5.4%	8.0%
1,000,000 plus	37	39	-5.1%	19	94.7%	20.0	-7.0%	1.0%	25.0%

Description	Oct-03	Sep-03	% Change	Oct-02	% Change	YTD 2003	YTD 2002	YTD % Change
Sales	3830	3518	8.9%	2827	35.5%	31621	30940	2.2%
Average Price	276171	282967	-2.4%	265405	4.1%	277658	268009	3.6%
Median Price	229000	235000	-2.6%	223000	2.7%	230000	220500	4.3%
Dollar Volume (000)	1057736	995479	6.3%	750299	41.0%	8779828	8929188	-1.7%
Inventory	18786	19485	-3.6%	18016	4.3%	18786	15673	19.9%
Under Contract Total	2032	1769	14.9%	1627	24.9%	20193	20105	0.4%
Months Supply	5.9	5.5	7.3%	6.3	-6.3%	6	5	20.0%
Number of Days on the Market	75	79	-5.1%	62	21.0%	77	58	32.8%
Sea. Adj. Sales (SF&Condo)	50500	54600	-7.5%	45900	10.0%			

Denver Housing Affordable (HAI) Index Single Family	Median Price	Loan 20% dn	Mortgage Rate	Monthly P&I	Med. Family Income	Qualifying Income	2003 HAI	2002 HAI	% fr '02 Change
SEPTEMBER	235000	188000	6.01%	1128	68900	54161	127.2	135.7	-6.3%
OCTOBER	229000	183200	6.05%	1104	68900	53005	129.9	131.7	-1.4%

Denver Entry Level Housing (ELHAI) Affordable Index Single Family	Starter Price	Loan 3% dn	Mortgage Rate & PMI	Monthly P&I	Starter Income	Qualifying Income	2003 ELHAI	2002 ELHAI	% fr '02 Change
SEPTEMBER	199750	193757	6.26%	1199	54400	57567	94.5	102.1	-7.5%
OCTOBER	194650	188810	6.30%	1169	54400	56096	96.9	99.4	-2.5%

Notes

- 1 October 2003 data is from September 22, 2003 to October 26, 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.