



DENVER Housing STATISTICS

VOLUME 5, ISSUE 2

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Local Overview

DENVER HOME PERMITS

Authorized Units Privately Owned - NSA

Month	Total	Y-Y Change
Oct 10	272	
Oct 11	255	-17
Nov 10	250	
Nov 11	305	55
Dec 10	250	
Dec 11	263	13

Source: U.S Census Bureau NSA=Not Seasonally Adjusted

DENVER EMPLOYMENT

Month	Employment
Nov 10	1,250,732
Nov 11	1,289,238
Dec 10	1,250,732
Dec 11 P	1,289,238

Source: Bureau of Labor Statistics
NSA=Not Seasonally Adjusted P=Preliminary Data

COLORADO UNEMPLOYMENT

Month	Unemployment Rate
Sep 11	8.3%
Oct 11	8.1%
Nov 11	8.0%
Dec 11 P	7.9%

Source: Bureau of Labor Statistics
NSA=Not Seasonally Adjusted P=Preliminary Data

NATIONAL HOUSING STATISTICS

Single Family Homes

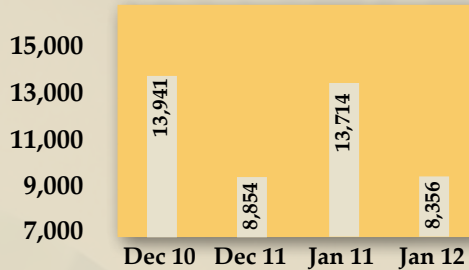
	Sept 11	Oct 11	Nov 11	Dec 11 P
Regional Sales Price (existing)*	\$259,500	\$250,300	\$251,000	\$253,100
Home Sales (existing)*	4,190,000	4,250,000	4,390,000	4,610,000
Median Sales Price (existing)*	\$208,100	\$199,700	\$200,600	\$195,300

Source: National Association of REALTORS® and U.S. Census Bureau

* Seasonally Adjusted Annual Rate P=Preliminary Data R=Revised Data

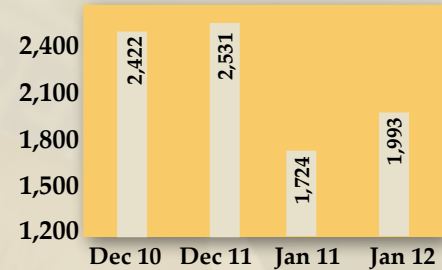
Denver Housing Analysis

DENVER ACTIVE LISTINGS



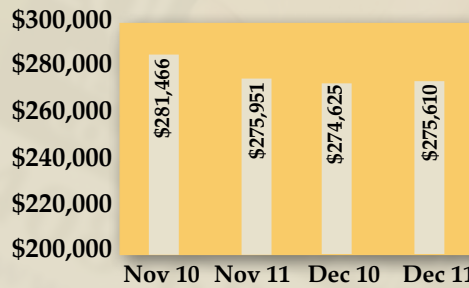
Source: Metrolist, Inc.

DENVER HOME SALES



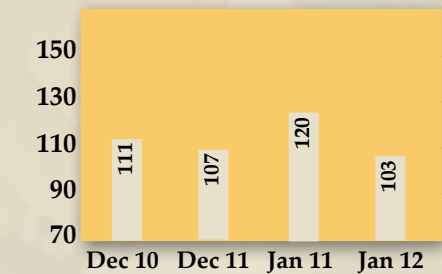
Source: Metrolist, Inc.

DENVER AVERAGE HOME PRICE



Source: Metrolist, Inc.

DENVER AVERAGE DAYS ON THE MARKET



Source: Metrolist, Inc.

HOUSING AFFORDABILITY INDEX Nov (P) 2011*

NATIONAL - Composite

194.5

Median Family Income

\$60,876

Source: National Association of REALTORS® *Most Recent Data To interpret the indices, a value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median priced home. An index above 100 signifies that a family earning the median income has more than enough income to qualify, assuming a 20% down payment. The calculation assumes a 20% down payment of the home price and it assumes a qualifying ratio of 25%



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