



# DENVER Housing STATISTICS

VOLUME 5, ISSUE 5

MAY 2012

## Local Overview

### DENVER HOME PERMITS

Authorized Units Privately Owned - NSA

Month	Total	Y-Y Change
Jan 11	185	
Jan 12	320	135
Feb 11	193	
Feb 12	339	146
Mar 11	155	
Mar 12	202	57

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

### DENVER EMPLOYMENT

Month	Employment
Feb 11	1,235,930
Feb 12	1,280,523
Mar 11	1,266,030
Mar 12 P	1,279,179

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

### COLORADO UNEMPLOYMENT

Month	Unemployment Rate
Dec 11	7.9%
Jan 12	7.8%
Feb 12	7.9%
Mar 12 P	7.8%

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

## NATIONAL HOUSING STATISTICS

Single Family Homes

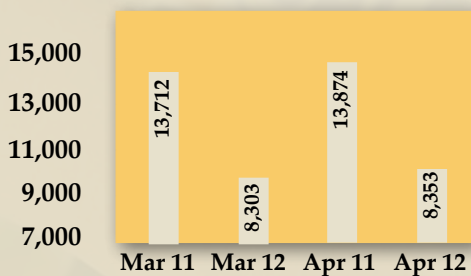
	Dec 11	Jan 12	Feb 12	Mar 12 P
Regional Sales Price (existing)*	\$252,600	\$240,400	\$245,200	\$253,800
Home Sales (existing)*	4,380,000	4,630,000	4,600,000	4,480,000
Median Sales Price (existing)*	\$204,500	\$189,300	\$193,500	\$198,300

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

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

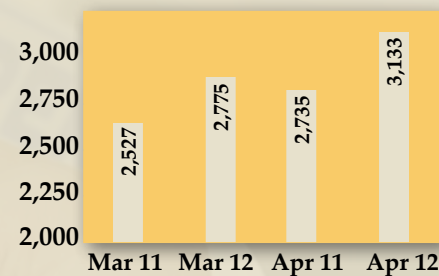
## Denver Housing Analysis

### DENVER ACTIVE LISTINGS



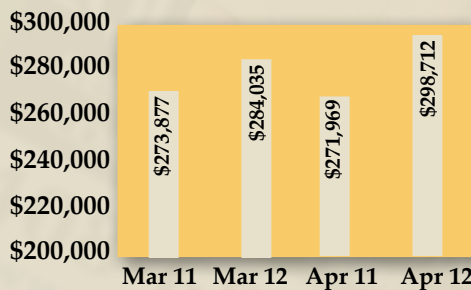
Source: Metrolist, Inc.

### DENVER HOME SALES



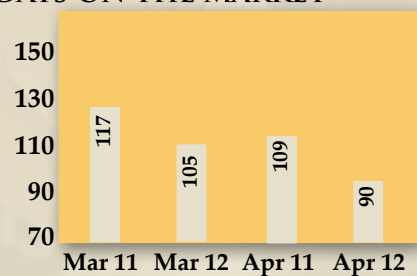
Source: Metrolist, Inc.

### DENVER AVERAGE HOME PRICE



Source: Metrolist, Inc.

### DENVER AVERAGE DAYS ON THE MARKET



Source: Metrolist, Inc.

## HOUSING AFFORDABILITY INDEX Mar (P) 2012\*

NATIONAL - Composite

204.3

Median Family Income

\$60,999

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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