

# Denver-Aurora, CO MSA

## Metro Area Home Value Performance

Home Type	Current Zillow	Year Over Year	5-Year
	Home Value		Annualized
	Index	Change	Change
All Homes	\$207,688	-7.0%	-1.1%
Single Family	\$222,972	-7.4%	-0.9%
Condo/Coop	\$138,009	-5.4%	-2.1%
Bottom Tier	\$141,606	-8.3%	-3.0%
Middle Tier	\$207,239	-7.2%	-1.4%
Top Tier	\$337,156	-8.4%	0.3%

## Owner Equity \*\*

Purchase Year	Median Owner Equity	Median Owner Equity (Pct)	Median Down Payment (Pct)	Homes with Negative Equity (Pct)
2008	\$30,149	16.0%	10%	23.7%
2007	\$8,667	4.4%	5%	41.5%
2006	-\$2,265	-1.1%	5%	52.0%
2005	-\$2,932	-1.4%	5%	52.6%
2004	\$3,719	1.8%	5%	46.7%
2003	\$11,583	5.6%	5%	40.3%
Past 5 Years *	\$7,295	3.6%	5%	44.3%

## Market Trends

Quarter of Market Peak	2007-Q2
Zillow Home Value Index at Peak	\$236,859
Change from Peak (Pct)	-12.3%
Last Time Market was at Current Level	2002-Q1

## Distress Signals \*\*\*

Time Period	Homes Losing Value (Pct)	Homes Sold For Loss (Pct)	Foreclosure Transactions (Pct)
Past 12 Months	87.9%	44.5%	19.7%
Past 5 Years *	73.5%	21.6%	14.5%

\* Jan 1, 2004 through the end of 2008-Q4

\*\* Owner Equity Definitions

**Median Owner Equity** The current median equity for all homes purchased for the given time period and has a mortgage

**Median Owner**

**Equity (Pct)**

The current median equity percentage for all homes purchased for the given time period and has a mortgage

**Median Down**

**Payment (Pct)**

The median down payment percentage for all homes purchased for the given time period

**Purchases With**

**Negative Equity**

**(Pct)**

The current percentage of homes with negative equity for all homes purchased for the given time period and has

\*\*\* Distress Signals Definitions

**Homes Losing Value** The percentage of homes which had a Zestimate drop during the given time period

Homes Sold For

Loss (Pct) The percentage of homes sold during the given time period for less than the previous purchase price

Foreclosure

Transactions (Pct) The percentage of homes sold during the given time period which were foreclosures

Value tiers

Bottom Tier - Bottom third of homes based on Zestimate value. Less Than \$174,422

Middle Tier - Middle third of homes based on Zestimate value. Between \$174,422 and \$272,197

Top Tier - Top third of homes based on Zestimate value. Greater than \$272,197

as a mortgage