



HOUSING SNAPSHOT

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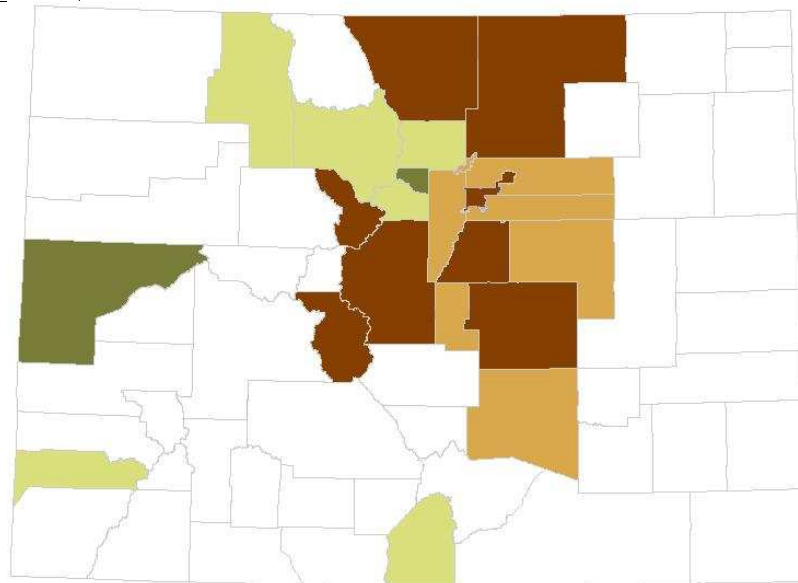
THREE COLORADO COUNTIES DRIVE NEW PERMIT ACTIVITY

Of the 1,042 new multifamily permits issued during the first five months of 2011, 989 of them, or 94 percent, have been issued in only three counties. According to housing permit data released

by the Census Bureau, almost all of new multifamily permitting activity year-to-date through May 2011 has occurred in Denver, El Paso and Larimer counties with 633 permits, 230 permits, and

126 permits, respectively.

Including permits for single-family permits, and permits for duplexes, triplexes, and fourplexes, 4,727 permits have been issued in Colorado during 2011.



The map shows which counties have the highest concentrations new permit activity (adjusted to existing unit totals). Not all counties report local permit data, but the counties that have reported data account for approximately 81 percent of statewide permit activity.



PRICES IN U.S. WEST RISE, HOUSING UP

The Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. West region increased 3.1 percent, year-over-year, driven largely by price increases in transportation and food

and beverages. The most recent CPI numbers, released July 15 by the Bureau of Labor Statistics, show food prices rising year over year by 3.6 percent, while transportation prices rose 10.2 percent. Housing prices also

rose, with the CPI in housing rising by 1.2 percent, year over year, as rental housing continued to become more expensive in the face of increased household demand and little new construction.

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LATEST PER CAPITA PERSONAL INCOME FIGURES BY COUNTY

In April, the US Bureau of Economic Analysis released its estimates for personal income per capital in Colorado and in metro areas.

Statewide personal income data is released quarterly, but local personal income data is available through 2009.

Not surprisingly, Pitkin County and Douglas County were some of the top counties for personal income. Counties with the lowest per capita personal incomes tended to be found in the southern half of the state, although Weld County

showed a per capita income of \$27,186, making it the lowest-income county of all the larger metropolitan counties.

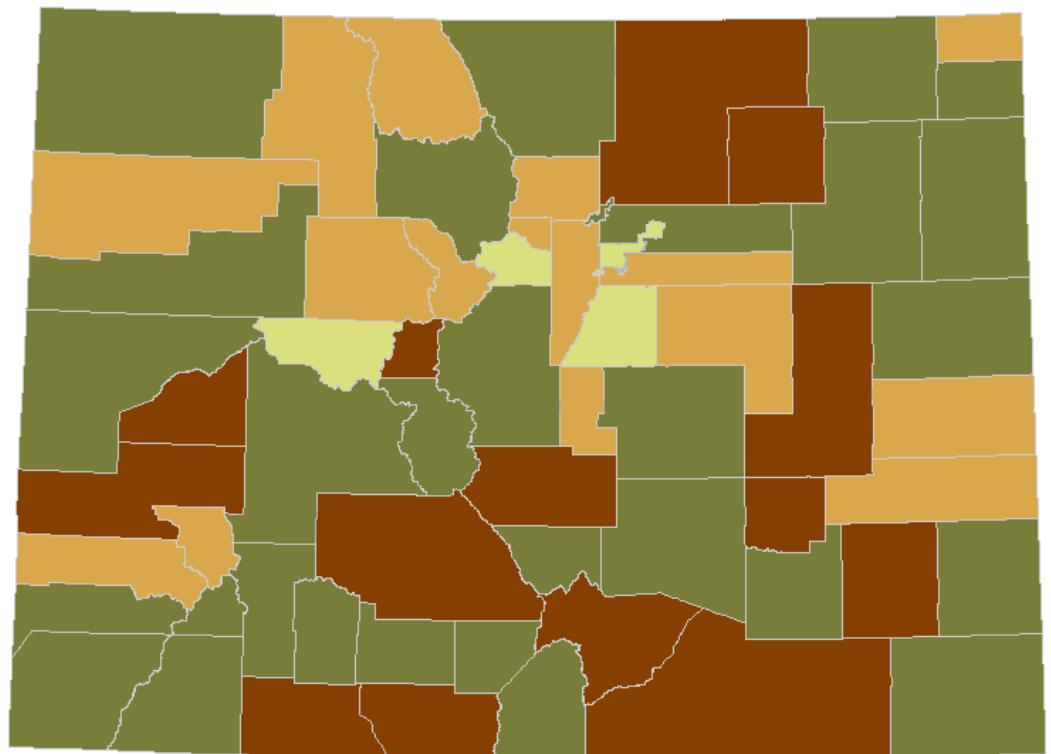
Crowley County showed the lowest per capita personal income at \$15,036.

Many of the lower-income counties showed the highest rates of increase in income over the ten-year period from 2000-2009. Much of this can be attributed to the fact that in a county with a small income level, even a small change in income level can produce a sizable percentage change.

However, some counties stand out when comparing overall income levels with change over time. Douglas County has shown both a high income level and a relatively large change over time, with a ten-year increase in income of 33 percent. Clear Creek County was among the top income states, and also showed one of the largest increases with a ten-year increase of 54 percent.

Weld County, on the other hand was the lowest-income metro county and also showed one of the smallest increases over time, with a ten-year change of 6.5 percent.

The map shows per capita personal income broken out into four categories:
Yellow- More than \$50K
Orange - \$40K-\$50K
Green - \$30K-\$40K
Brown - Less than \$30K



HOME SALES FALL IN LARGEST METROS IN WAKE OF TAX CREDIT

Home sales closings in the Denver area fell 19.6 percent from May 2010 to May 2011, while closings in the Colorado Springs area fell 12.1 percent during the same period.

According to data recently released by the Colorado Association of Realtors, the number of closings in the Denver area fell year over year from 3,408 during May 2010 to 2,797 during May 2011. In the Colorado Springs area, the total number of closings fell from 888 to 780 during the same period.

The number of closings increased in Colorado Springs from April to May, and fell slightly during the same period in metro

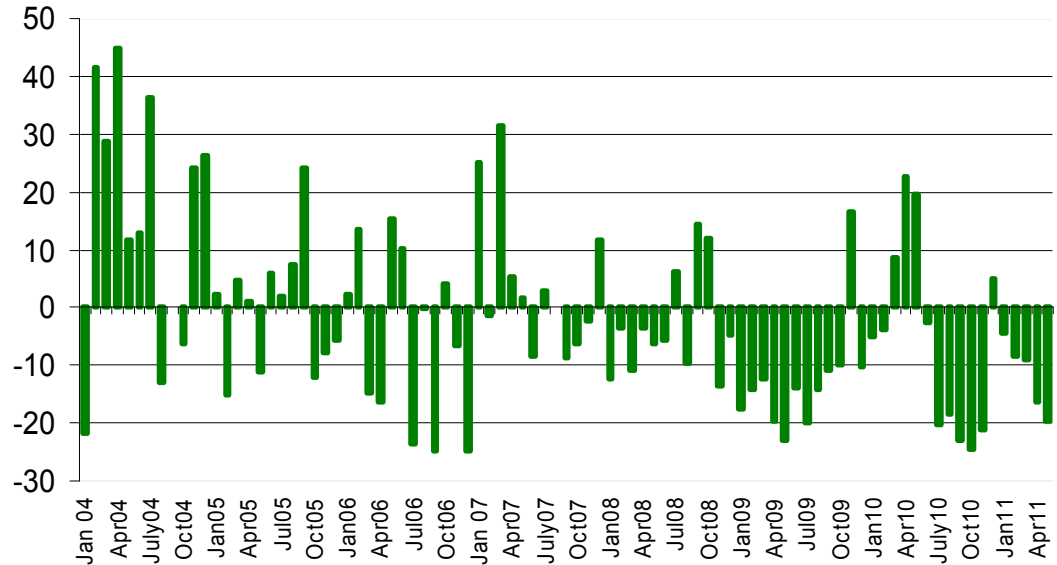
Denver. There were 2,809 closings in metro Denver and 748 closings in the Colorado Springs area during April.

May's year-over-year decline was the fifth

month in a row in which the year-over-year change was negative. Ten months of the last twelve have shown negative year-over-year changes in the region.

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YOY change in home sales transactions, metro Denver, by percent



FOOD AND TRANSPORTATION PRICES RISE

Regional CPI changes largely mirrored national CPI averages, although national average prices for transportation slightly outpaced prices in the West. The year-over-year change in transportation was 12.6 percent nationally.

In spite of lackluster job growth in the region, upward pressure on the

CPI continues as prices for commodities and raw materials continue to increase. The most recent Producer Price Index for the nation, shows prices for crude and unfinished materials increasing year over year by 7 percent to ten percent or more. Inflationary pressures tend to show up in producer prices before consumer

prices.

Deflationary pressures continue as well as job growth continues to be flat and job losses continue. The most recent data on layoffs and hires (for May 2011), showed few net jobs added in the U.S. west and the year over year change in layoffs was at a 19-month high.

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HOUSING

Visit us on our searchable blog:

www.Divisionofhousing.com

The mission of the Colorado Division of Housing is to ensure that Coloradans live in safe, decent and affordable housing by helping communities meet their housing goals.

All articles on this newsletter appear in longer and more detailed form at the Division of Housing blog: www.divisionofhousing.com

DOH is your partner in providing financial assistance and services that increase the availability of housing to residents of Colorado who can least afford it.

- Next State Housing Board Meeting: August 9, 2011
- Metro Denver Vacancy and Rent information is expected the week of July 25.
- 2nd Q 2011 Foreclosure information is expected the first week of August.

Housing Snapshot is written by Ryan McMaken

COLORADO SPRINGS HOME PRICES NEAR 80% OF PEAK LEVELS

Median home prices in the Metro Denver and Colorado Springs areas fell again year over year, dropping 3.4 percent in Metro Denver from May 2010 to May 2011. The median price fell 5.8

percent in Colorado Springs during the same period.

According to data recently released by the Colorado Association of Realtors, prices

have been showing signs of stability in recent months, with Metro Denver prices near \$223,000 during the past six months. In Colorado Springs, the median price has been near \$183,000 for the past three months.

Colorado Springs median home prices have been slightly more volatile than the Denver metro prices, but have been near 80% of peak levels for the past three months.

The Colorado Springs area is near an 18-month low, and during May 2011 was 79% of 2007's peak. In Metro Denver during May, the median home price was 84% of 2006's peak price.

Pikes Peak Region: median home price as percentage of previous peak

