

# Zillow Housing Market Overview

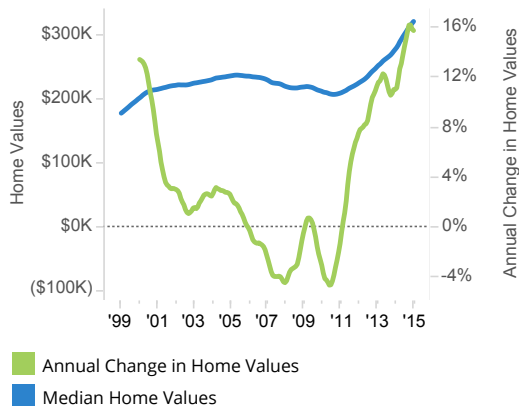


## Denver

### Metro Home Values

Median Home Value	\$326,300
Monthly Change	0.6%
Annual Change	14.4%
Percent Above Bubble-Era Peak	37.3%
1-Year Home Value Forecast	4.2%
Typical Urban Home Value, 2015 Q4	\$330,932
Typical Suburban Home Value, 2015 Q4	\$338,801

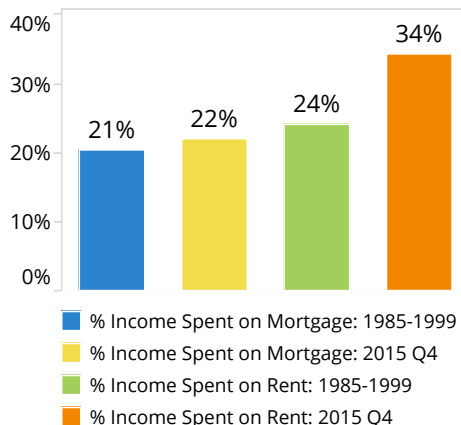
### Metro Home Values Over Time



### Metro Rents

Median Rent	\$1,959
Monthly Change	0.3%
Annual Change	7.2%
Buy vs. Rent 2015 Q4	1.7 yrs
Minimum Wage to Afford Typical Rental	\$39.18/hr
Typical Urban Rent, 2015 Q4	\$1,963
Typical Suburban Rent, 2015 Q4	\$2,059

### Percent of Income Spent on Housing - Metro



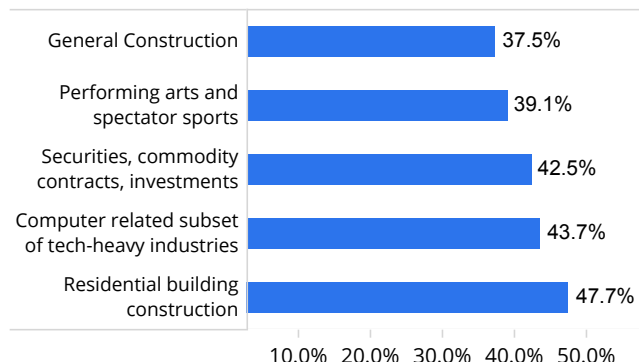
### Metro Rental Listing Prices, by Home Type

Rent Median List Price, Multifamily 5+ Units	\$1,490
Rent Median List Per Sq. Ft., Multifamily 5+ Units	\$1.62
Rent Median List Price, Studios	\$1,126
Rent Median List Price, 1-Bedroom Units	\$1,341
Rent Median List Price, 2-Bedroom Units	\$1,641
Rent Median List Price, 3-Bedroom Units	\$1,995

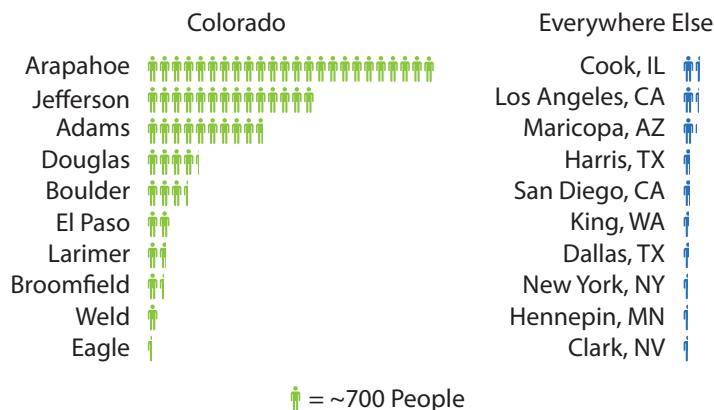
### Metro Inventory and Negative Equity

For-Sale Inventory (SA)	5,635
Monthly Change	-4.9%
Annual Change	-10.1%
Negative Equity Rate, 2015 Q4	5.5%
90-Day Delinquency Rate, 2015 Q4	0.7%
Effective Negative Equity (>80% LTV), 2015 Q4	14.9%

### Job Growth by Industry Since 2010



### Which counties are new Denverites coming from? (2013)



Unless otherwise noted, data is as of February 2016 and for the metro.

## FEBRUARY 2016

## Largest Denver-Area Cities Covered by Zillow

	Home Values - ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Forecast YoY (%)	Home Value Bottom	Negative Equity (%)	Rents - ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)
Arvada	327,100	0.9	3.6	17.2	5.2	2011 Q3	3.4	1,904	0.6	0.5	7.9
Aurora	246,200	0.7	2.9	18.2	5.6	2011 Q4	6.5	1,723	0.7	1.5	9.3
Brighton	271,100	0.9	3.2	14.0	4.3	2011 Q4	6.7	1,795	0.2	0.3	6.5
Broomfield	357,200	0.6	2.7	16.4	4.3	2009 Q4	4.2	2,091	-0.1	-1.1	6.0
Castle Rock	407,600	0.5	1.8	11.8	3.3	2011 Q3	7.2	2,412	-0.2	0.0	-0.3
Centennial	385,400	0.4	1.8	11.0	3.3	2011 Q3	4.7	2,228	0.1	-0.5	3.3
Columbine	360,300	0.6	2.4	12.6	3.7	2011 Q4	N/A	2,104	0.2	1.5	7.5
Commerce City	279,100	0.9	2.8	15.3	4.6	2011 Q3	7.6	1,798	0.1	0.7	6.7
Denver	332,000	0.2	1.3	11.9	4.3	2011 Q4	6.4	1,945	0.2	0.6	8.4
Englewood	292,100	0.8	2.3	15.4	4.4	2011 Q3	4.3	1,821	0.6	1.6	11.0
Evergreen	500,000	0.6	1.9	12.6	3.4	2011 Q3	4.1	2,620	0.6	2.2	10.4
Highlands Ranch	420,400	0.5	1.8	12.2	3.6	2011 Q2	4.7	2,411	0.0	0.6	2.6
Ken Caryl	328,800	0.9	3.3	17.8	3.9	2011 Q1	2.8	1,990	0.4	1.5	11.2
Lakewood	329,500	0.9	3.3	16.3	4.0	2011 Q3	3.9	1,926	0.5	1.2	10.2
Littleton	356,600	0.8	2.7	14.0	4.2	2011 Q2	3.8	2,003	0.4	-0.8	4.1
Northglenn	251,900	1.1	3.9	16.6	4.8	2011 Q3	5.1	1,703	0.1	0.4	7.0
Parker	407,800	0.5	2.0	12.4	3.5	2011 Q3	6.4	2,411	0.0	0.5	1.8
Thornton	284,100	0.9	2.9	14.3	4.3	2011 Q3	6.0	1,820	0.0	0.6	7.1
Westminster	291,400	0.8	2.9	15.4	4.4	2011 Q3	5.1	1,808	0.1	0.1	7.3
Wheat Ridge	332,700	0.9	3.6	15.5	4.4	2011 Q4	3.1	1,803	1.1	1.1	6.6

## Top Denver Neighborhoods Covered by Zillow

	Home Values - ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Forecast YoY (%)	Home Value Bottom	Negative Equity (%)	Rents - ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)
Baker	385,600	0.5	1.7	7.6	2.5	2009 Q2	N/A	2,066	-0.3	-1.7	4.9
Capitol Hill	235,500	0.3	2.0	12.5	4.2	2010 Q4	N/A	1,545	-0.1	-0.3	6.8
Central Business District	381,800	-0.2	-0.1	10.9	3.9	2011 Q1	N/A	2,061	-0.6	-1.7	-1.0
Cherry Creek	760,000	-0.3	0.4	4.3	1.4	2011 Q2	N/A	3,286	-0.3	-1.2	-0.1
City Park	473,900	0.0	0.7	9.0	2.4	2010 Q3	N/A	2,346	-0.3	-1.1	6.0
Lowry Field	533,000	0.0	0.4	4.0	1.6	2011 Q3	N/A	2,526	-0.8	-2.5	2.6
University Park	604,800	-0.2	0.8	10.1	2.9	2011 Q3	N/A	2,522	0.0	-0.1	1.4
Virginia Village	366,200	0.4	2.2	13.2	3.8	2009 Q1	N/A	1,999	-0.7	-2.9	6.6
Washington Park	729,000	0.6	2.5	10.9	2.9	2010 Q4	N/A	2,946	0.2	-0.8	3.6
Stapleton	492,300	0.4	1.7	6.9	1.9	2010 Q4	N/A	2,538	-0.5	-0.7	10.3

\*The top 20 largest cities and top 10 neighborhoods within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes are available online at [www.zillow.com/research/data](http://www.zillow.com/research/data) or by emailing [press@zillow.com](mailto:press@zillow.com)

## Zillow Research:

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