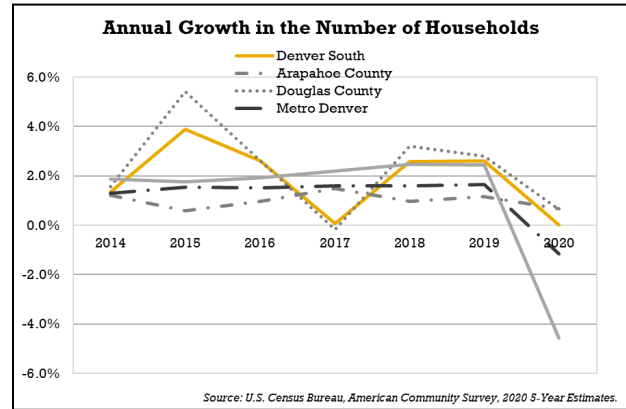
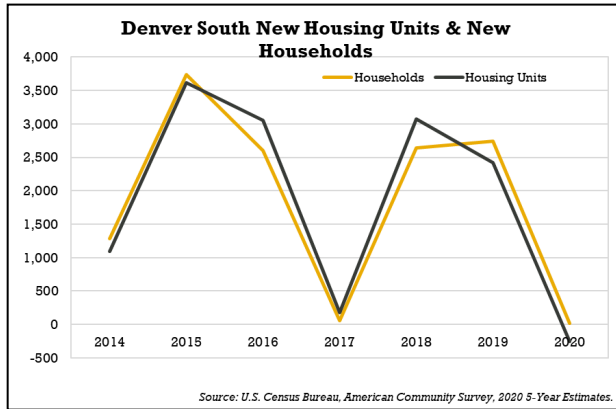


Housing Characteristics

Households & Housing Units

- There were over 107,870 households in the Denver South region in 2020, representing 9 percent of the total households in Metro Denver.
- The Denver South region generally added households and housing units at a faster pace between 2013 and 2020, compared with Metro Denver.
- Over 13,080 households and 13,180 housing units were added in the Denver South region between 2013 and 2020.



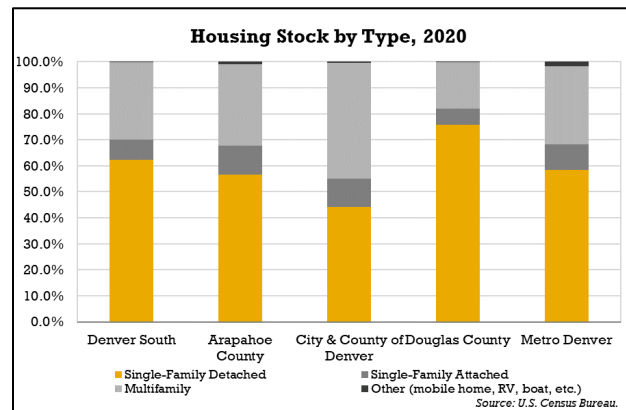
Households & Housing Units

	Number								Yr/Yr % Ch							
	2013	2014	2015	2016	2017	2018	2019	2020	2014	2015	2016	2017	2018	2019	2020	
Denver South																
Households	94,789	96,075	99,812	102,413	102,467	105,112	107,854	107,873	1.4%	3.9%	2.6%	0.1%	2.6%	2.6%	0.0%	
Housing Units	98,878	99,972	103,586	106,642	106,825	109,900	112,318	112,059	1.1%	3.6%	3.0%	0.2%	2.9%	2.2%	-0.2%	
Metro Denver																
Households	1,110,303	1,124,763	1,142,076	1,159,251	1,177,601	1,196,464	1,216,133	1,201,998	1.3%	1.5%	1.5%	1.6%	1.6%	1.6%	-1.2%	
Housing Units	1,180,085	1,189,088	1,202,662	1,216,866	1,236,420	1,255,926	1,276,326	1,259,664	0.8%	1.1%	1.2%	1.6%	1.6%	1.6%	-1.3%	

Source: U.S. Census Bureau, American Community Survey, 2020 5-Year Estimates.

Existing Housing Stock

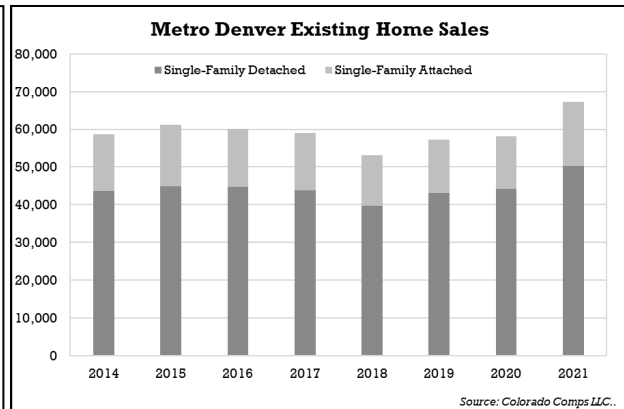
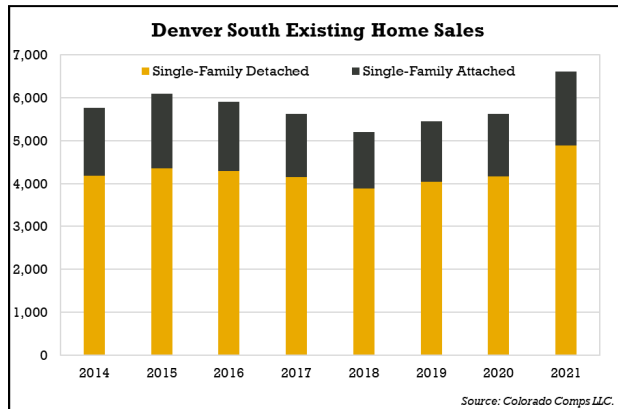
- About 70.2 percent of Denver South’s housing stock is comprised of single-family detached and single-family attached homes. This is a higher share compared with Arapahoe County (67.6 percent), the City and County of Denver (55 percent), and Metro Denver (68.3 percent), but was lower than Douglas County (81.9 percent).
- Denver South has a lower share of multi-family units, comprising 29.7 percent of the housing stock, compared with Arapahoe County (31.4 percent), the City and County of Denver (44.5 percent), and Metro Denver (30.1 percent).
- Most of Denver South’s multi-family units are in structures of 20 units or more.



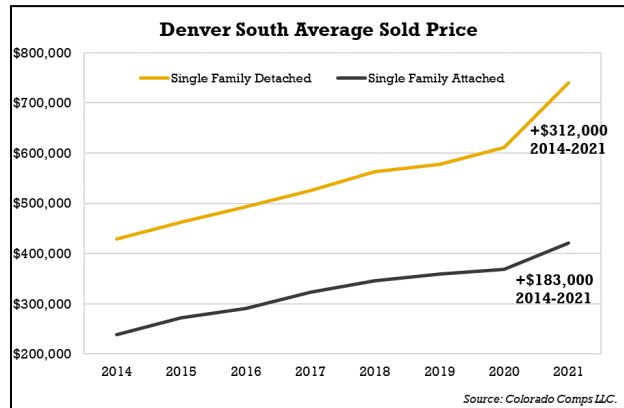
Existing Home Sales

Historic Home Sales

- Home sales in the Denver South region declined from 2016 to 2018, but rebounded in 2019 and 2020, rising 4.7 percent and 3.3 percent, respectively.
 - Denver South home sales rose sharply in 2021, rising a record 17.3 percent. Home sales in Denver South rose at a faster pace than home sales in Metro Denver, which rose 15.5 percent.



- The average sales prices in the Denver South region have steadily risen since 2014 for both single-family detached and single-family attached homes.
 - The average sales price for single-family detached homes rose an average of 8.1 percent per year, while the average sales price for single-family attached homes rose 8.5 percent per year from 2014 to 2021.



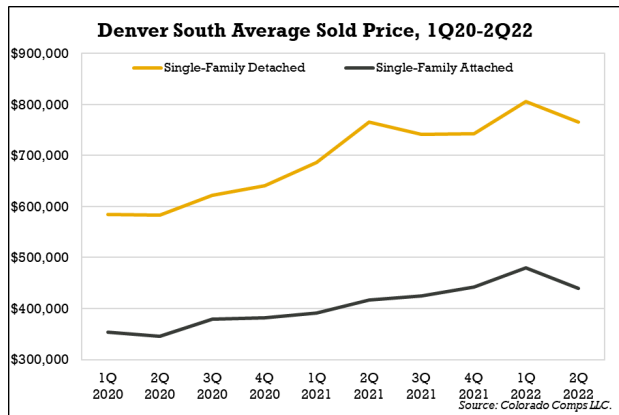
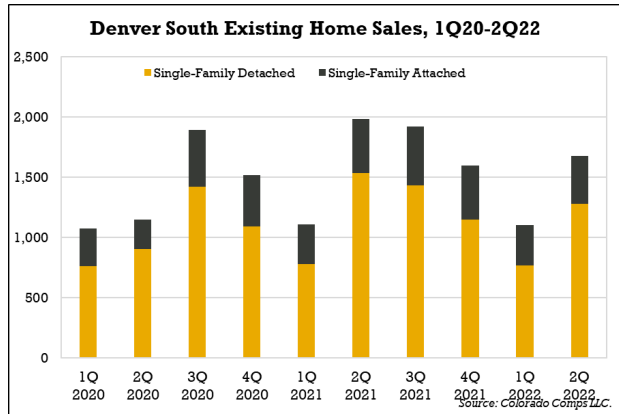
- Average home prices throughout Metro Denver are slightly more affordable compared to the Denver South region, but price increases have been at a faster pace.

	Home Sales & Average Sold Price by Market Type																	
	Homes Sold									Avg. Annual % Ch.	Average Sold Price						Avg. Annual % Ch.	
	2014	2015	2016	2017	2018	2019	2020	2021	2014		2015	2016	2017	2018	2019	2020		2021
Denver South Region																		
Condominium/Townhouse	1,586	1,743	1,613	1,466	1,318	1,401	1,458	1,711	1.1%	\$237,952	\$272,514	\$290,625	\$323,276	\$345,307	\$358,974	\$368,702	\$420,528	8.5%
Single-Family Detached	4,176	4,353	4,291	4,153	3,882	4,045	4,170	4,893	2.3%	\$428,620	\$462,683	\$493,954	\$525,059	\$562,621	\$578,079	\$611,393	\$740,346	8.1%
Metro Denver																		
Condominium/Townhouse	15,153	16,407	15,535	15,223	13,430	14,199	14,108	16,974	1.6%	\$203,747	\$227,962	\$253,953	\$278,011	\$300,433	\$310,036	\$322,945	\$367,338	8.8%
Single-Family Detached	43,585	44,849	44,624	43,776	39,723	43,049	44,093	50,231	2.0%	\$359,072	\$396,257	\$431,493	\$466,660	\$505,386	\$517,861	\$562,093	\$669,137	9.3%

Note: Data could include a small number of new home sales. *Excludes homes where total square footage was not reported. Source: Colorado Comps, LLC.

Current Home Sales

- Total home sales in the Denver South region fell 15.4 percent between the second quarters of 2021 and 2022, compared with a 9.4 percent decline in Metro Denver.
 - Single-family detached home sales in the Denver South region declined 16.6 percent over-the-year, while sales of condominiums and townhomes decreased 11.1 percent.
 - Single-family detached home sales in Metro Denver declined 10.2 and sales of condominiums and townhomes fell 6.8 percent.
- The average price of a single-family detached home in the Denver South region in the second quarter of 2022 remained at the same level as the year prior at \$765,000. The average sales price for condominiums/townhomes increased 5.7 percent over-the-year to \$440,000.
 - Metro Denver’s average sales price for single-family detached homes rose 14.5 percent over-the-year, and the average sales price of condominiums and townhomes increased 13.9 percent during the period.

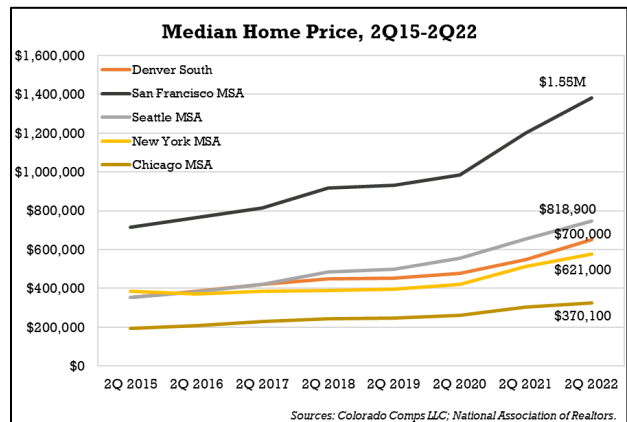


Existing Home Sales in the Denver South Region									
	Homes Sold			Average Sales Price			Avg Sales Price per Sq. Ft.*		
	2Q 2022	2Q 2021	Yr/Yr % Ch	2Q 2022	2Q 2021	Yr/Yr % Ch	2Q 2022	2Q 2021	Yr/Yr % Ch
Denver South Region									
Condominium/Townhouse	399	449	-11.1%	\$440,000	\$416,127	5.7%	\$344	\$297	16.1%
Single-Family Detached	1,279	1,534	-16.6%	\$765,000	\$765,004	0.0%	\$382	\$322	18.7%
Metro Denver									
Condominium/Townhouse	4,252	4,562	-6.8%	\$421,956	\$370,460	13.9%	\$365	\$317	14.9%
Single-Family Detached	12,826	14,288	-10.2%	\$785,182	\$685,900	14.5%	\$435	\$369	17.9%

Note: Data could include a small number of new home sales. *Excludes homes where total square footage was not reported. Source: Colorado Comps, LLC.

Home Prices by Competitor MSAs

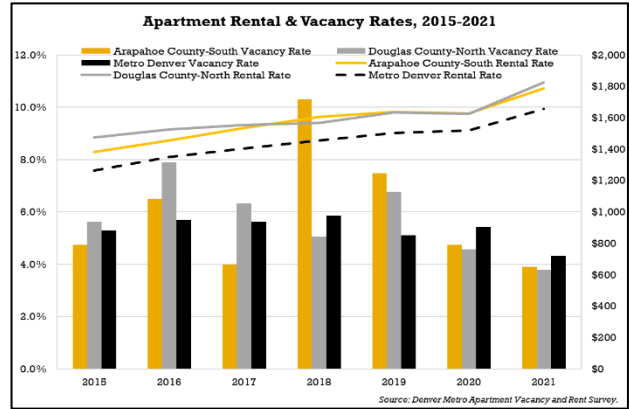
- The Denver South region’s median home price of \$700,000 was the third lowest among the competitor MSAs.
 - The median home price in Denver South rose 13.8 percent over-the-year, the second-fastest over-the-year growth rate among the competitor MSAs.
- The San Francisco MSA has historically had the highest median home price of the competitor MSAs since 2014 and the Chicago MSA has had the lowest median home price.



Apartment Market

Historic Average Lease Rates & Vacancy Rates

- Prior to the pandemic, demand kept pace with supply and new units were rapidly absorbed in the Denver South region and Metro Denver. Recently, construction material shortages, labor shortages, and increasing permit approval and inspection times due to the pandemic caused almost double-digit percentage rent hikes across Denver South and Metro Denver.
- Apartment demand remained strong from 2019 to 2021, marked by significant rent growth and low vacancy rates.



- Between 2020 and 2021, average monthly rental rates across the Denver South region increased between 9.6 percent and 12.4 percent. Historically, average rental rates in the Denver South region have increased an average of about 3.5 percent per year.

Current Average Lease Rates & Vacancy Rates

- Average rental rates continued to soar in 2Q 2022 across all six Denver South submarkets reflecting rising inflation, low housing inventory, and the continued influx of new residents.
 - All of the Denver South submarkets recorded average rent increases of at least 12.3 percent over-the-year.
 - The average rental rate in Metro Denver increased 12.7 percent over-the-year, or by \$210, to \$1,862 per month in 2Q 2022.

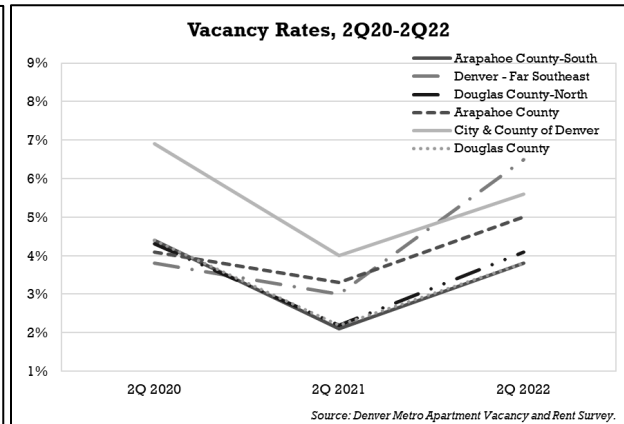
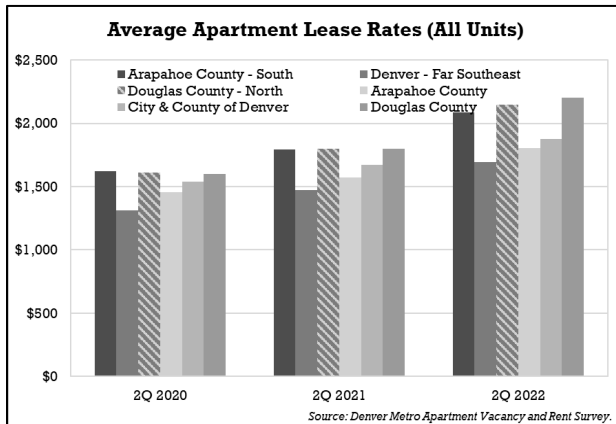
Apartment Vacancy Rates and Average Rents

	Vacancy		Average Rent	
	2Q 2022	2Q 2021	2Q 2022	2Q 2021
Arapahoe County	5.0%	3.3%	\$1,803	\$1,570
Arapahoe County - South*	3.8%	2.1%	\$2,087	\$1,791
City & County of Denver	5.6%	4.0%	\$1,877	\$1,671
Denver - Far Southeast	6.5%	3.0%	\$1,693	\$1,471
Douglas County	3.8%	2.2%	\$2,199	\$1,797
Douglas County - North	4.1%	2.2%	\$2,147	\$1,801
Metro Denver	4.8%	5.5%	\$1,862	\$1,651

*Vacancy rate affected by new units leasing up

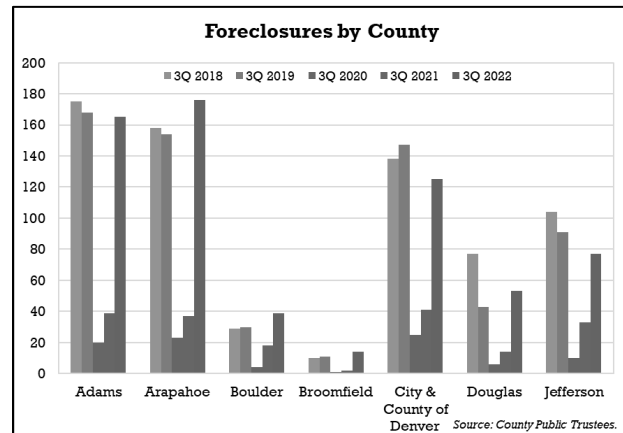
Source: Apartment Association of Metro Denver, Denver Metro Apartment Vacancy and Rent Survey.

- The vacancy rate increased in all of the six submarkets in the Denver South region, led by the Denver Far Southeast market (+3.5 percentage points).
 - The apartment vacancy rate in Metro Denver was 4.8 percent in the second quarter of 2022, down 0.7 percentage points from the same time last year.



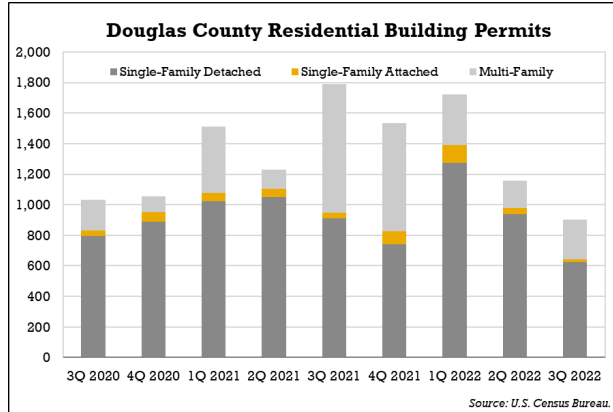
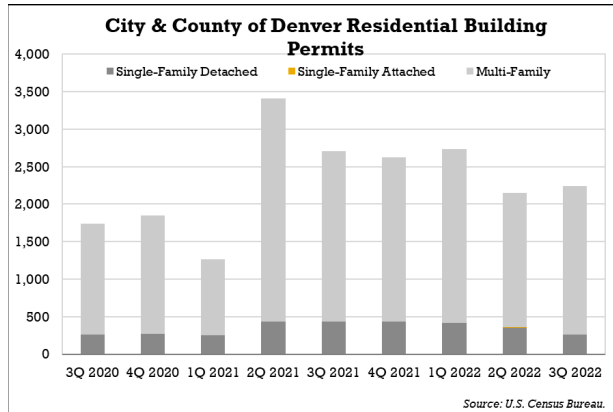
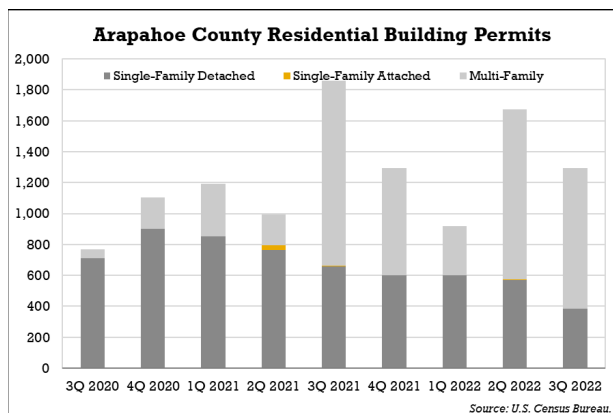
Foreclosures

- Almost a year after moratoriums on foreclosures expired, foreclosures rose over-the-year for the third-consecutive quarter in 3Q 2022. Between the third quarters of 2021 and 2022, foreclosures rose in all three counties. Foreclosure filings in the City and County of Denver rose 204.9 percent, increased 375.7 percent in Arapahoe County, and Douglas County recorded a 278.6 percent increase.
 - Foreclosure filings rose 252.7 percent across Metro Denver between the third quarters of 2021 and 2022, rising by 465 filings to 649.



Residential Construction Activity

- Residential units permitted declined in all three Denver South counties between the third quarters of 2021 and 2022, falling 49.7 percent in Douglas County, declining 30.3 percent in Arapahoe County, and dropping 17.1 percent in the City and County of Denver.
 - Single-family detached permits declined in all three counties, ranging from a 31.5 percent decline in Douglas County to a 41.8 percent decrease in Arapahoe County.
 - Single-family attached permits dropped to zero in Arapahoe County and the City and County of Denver. There were 18 units permitted in Douglas County in 3Q 2022.
 - Building permits for multi-family units decreased 26.8 percent over-the-year for the combined three counties, representing 1,150 fewer units. The City and County of Denver accounted for 63 percent of multi-family units permitted.



Affordable Housing

- Of the 17,060 multi-family units in the Denver South region, about 11 percent or 1,790 units are considered affordable housing.
 - As if April 2022, there were two major affordable housing projects with over 270 units under construction in the Denver South region, including RidgeGate Station in Lone Tree and South Range Crossing in Parker.