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Analysis of the
**DENVER, COLORADO
HOUSING MARKET**

as of June 1, 1965



HOUSING AND URBAN DEVELOPMENT
OFFICE OF THE ASSISTANT SECRETARY
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**A Report by the
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D. C. 20411
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

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ANALYSIS OF THE
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FIELD MARKET ANALYSIS SERVICE
FEDERAL HOUSING ADMINISTRATION
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

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ANALYSIS OF THE
DENVER, COLORADO, HOUSING MARKET
AS OF JUNE 1, 1965

Summary and Conclusions

1. Nonagricultural employment in the Denver, Colorado, Housing Market Area (HMA) averaged 419,700 during 1964, an increase of 80,900 jobs (24 percent) since 1958. The major portion of this gain, however, occurred between 1958 and 1961, with the recession in the Denver area in 1963 and 1964 sharply reducing employment gains during those two years. The reduced rate of employment growth between 1962 and 1964 is attributed to a loss of 3,500 jobs during that period in the manufacturing sector of nonagricultural wage and salary employment, off-set by a gain of 11,200 jobs from 1962 to 1964 in the nonmanufacturing sector. Employment in "other non-agricultural" employment, which includes domestic, self-employed, and unpaid family workers, declined by 1,600 from 1962 to 1964. Recovery from the 1962-1964 recession in the Denver area is expected during the June 1, 1965 to June 1, 1968 forecast period, with 10,000 new jobs added each year.

Unemployment in the Denver HMA averaged 14,500 during 1964, equal to 3.3 percent of the work force, the lowest unemployment level, both in rate and number, since 1960 when 12,800 workers, or 3.2 percent of the work force, were unemployed. During the 1958-1964 period, for which data are available, unemployment has not exceeded the 3.9 percent unemployment ratio in 1963.

2. The current median annual income, after deducting Federal income tax, is \$7,600 for all families and \$5,850 for all renter families. Since 1959, the income level in the Denver HMA has risen by about 23 percent. By 1968, median annual income, after deducting Federal income tax, will be \$8,250 for all families and \$6,350 for all renter families.
3. The current population of the Denver HMA is 1,098,000, a gain of 32,600 (3.5 percent) annually since April 1960. Between April 1, 1960 to June 1, 1965, Jefferson County showed the most rapid population growth, by gaining 12,250 (9.6 percent) annually, while Denver County exhibited the lowest growth of 2,175 (0.4 percent) annually. By June 1, 1968, the population of the HMA will total about 1,187,000, an anticipated average annual growth of 29,650 (2.7 percent) from June 1965 to June 1968. The gain is expected to be distributed by county in much the same pattern as occurred between 1960 and 1965, except for a reduction in Jefferson County.

4. At present, there are 340,000 households in the Denver HMA, an increase of 10,400 (3.6 percent) annually since April 1960. Household growth, like the gain in population, has been most significant in Jefferson County and lowest in Denver County. By June 1, 1968, there will be about 268,300 households in the HMA, representing an anticipated average annual increase of 9,400 (2.8 percent) households between June 1965 and June 1968.
5. As of June 1965, there are 370,900 housing units in the Denver HMA, a net addition of 63,600 units since April 1960. The number of new dwelling units authorized annually by building permits from 1955 to 1965 has fluctuated from a low of 8,450 in 1964 to a high of 18,950 in 1961. For 1962 and 1963, respective totals of 14,650 units and 11,150 units were authorized. Generally, the annual number of new single-family units authorized has not fluctuated as much as the annual number of multifamily units authorized. In 1956, 1,250 multifamily units were authorized compared with the 1961 peak year when 9,250 multifamily units were authorized. In 1963 and 1964 new rental units authorized numbered 3,775 and 2,500, respectively.
6. Net available vacancies currently constitute a homeowner vacancy ratio of 1.8 percent and a rental vacancy ratio of 12.0 percent. The present homeowner vacancy ratio represents a slight increase over the 1.7 percent in April 1960 and the current rental vacancy ratio indicates a substantial increase above the 7.2 percent in April 1960. Present vacancy levels suggest a moderate excess supply of sales vacancies and a severe over-supply of rental vacancies above the ratios judged to represent a desirable supply-demand relationship in the Denver HMA.
7. The volume of privately-owned net additions to the housing supply that will meet the requirements of anticipated household growth during the next three years and result in a more acceptable demand-supply balance in the housing market is approximately 8,000 new housing units annually, including 6,900 sales units and 1,100 rental units. The demand for 250 units of the annual demand for rental units may be realized only through the use of public benefits or assistance in financing or land purchases. The demand for new sales houses by sales price range, is expected to approximate the patterns indicated on page 32. The demand for rental units, by gross monthly rent and by unit size, is expected to approximate the patterns shown on page 33.

ANALYSIS OF THE
DENVER, COLORADO, HOUSING MARKET
AS OF JUNE 1, 1965

Housing Market Area

The Denver, Colorado Housing Market Area (HMA) is defined as Denver, Adams, Arapahoe, Boulder, and Jefferson Counties with a 1960 population of 929,400.^{1/} This area is coextensive with the Denver Standard Metropolitan Statistical Area, as defined by the U.S. Bureau of the Budget, and the Denver Labor Market Area, as delineated by the Colorado Department of Employment. Together, these five counties have an area of 3,665 square miles. In 1960, about 86 percent of the total population of the HMA resided in less than 13 percent of this area and clustered around Denver. Denver City and County is a coextensive area and is the natural focal point of virtually all economic, social, cultural, educational, and entertainment activity in the HMA. The eastern two-thirds of Adams and Arapahoe Counties, as well as the southern half of Jefferson County, are very sparsely populated. A primary link connecting Boulder County with the HMA is the Denver-Boulder Turnpike, making Boulder City easily accessible to Denver City (only a half-hour away by automobile). Western Boulder County is a mountainous area with very little population.

The city of Aurora, with portions in both Adams and Arapahoe Counties, is contiguous to Denver on the east. Englewood lies south and is contiguous to Denver; Littleton is southwest and adjacent to Englewood. Both communities are located in Arapahoe County. Arvada, in Jefferson County, is just northwest of the Denver County limits. Boulder City is located 27 miles northwest of Denver and is the principal community in Boulder County. Thornton and Westminster, both in Adams County, are several miles north of Denver.

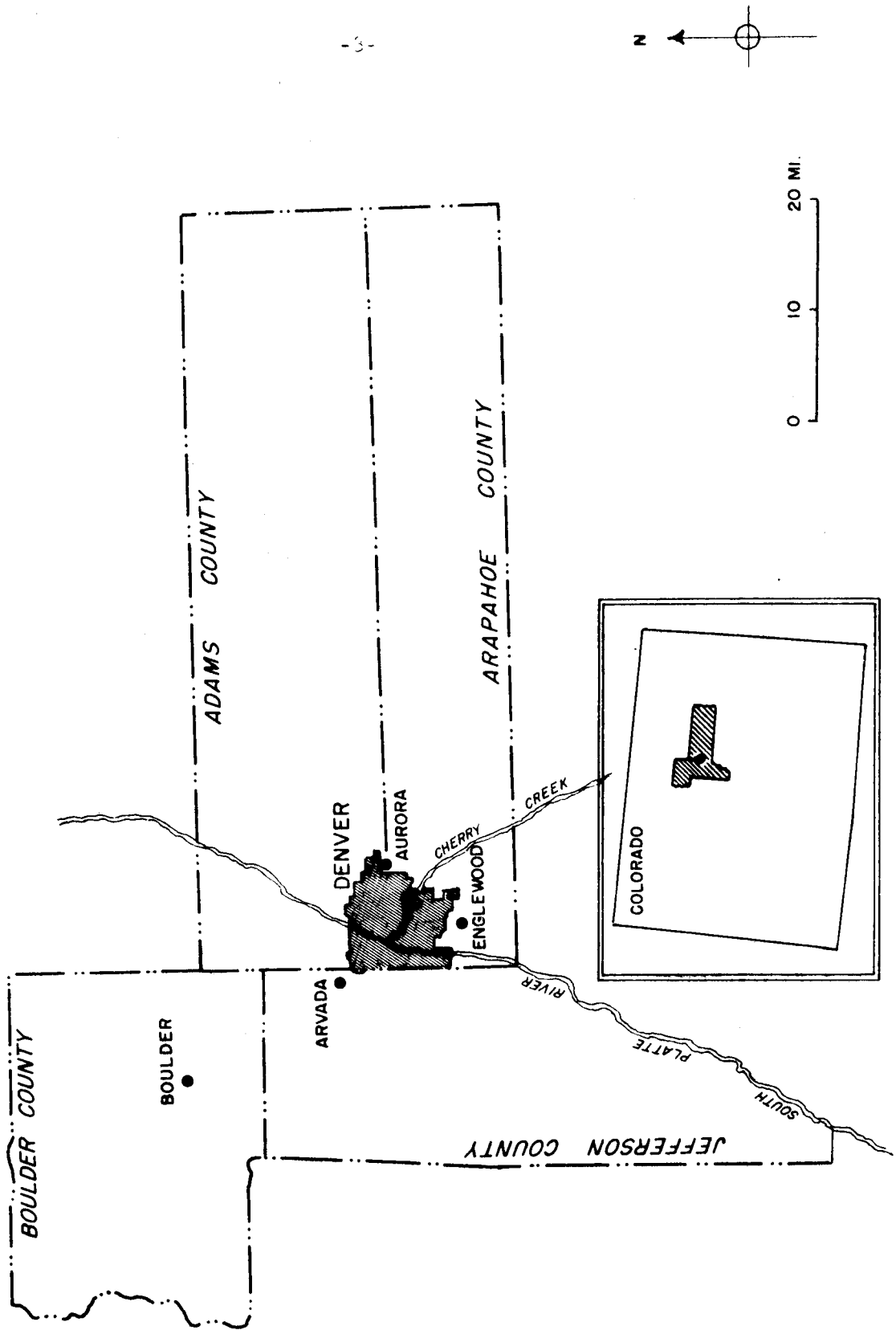
All types of transportation services are available in the HMA and the facilities are adequate. The HMA is served by a network of Federal and State highways, including Interstate Routes 25, 80S, and 70. Airline service is very good, with Stapleton International Airport in Denver currently ranked sixth in the United States in the volume of air traffic handled. Passenger bus and motor freight service is ample and several railroads furnish freight and passenger service.

^{1/} Inasmuch as the rural farm population of the Denver HMA constituted only 1.2 percent of the total population in 1960, all demographic and housing data used in this analysis refer to the total of farm and nonfarm data.

The South Platte River flows through the HMA from south to north and, in the past, most commercial and residential development has occurred on the east side of the river. Early growth and development of the city was to the east and south, somewhat hindered on the west and north by the South Platte River and the industrial and railroad complexes which are near the river. In more recent times, large blocks of publicly-owned land to the east (Rocky Mountain Arsenal, Stapleton Airport, and Lowry AFB) slowed the sprawl of development in that direction. At present, with land becoming more scarce, new developments have begun beyond these obstacles to urban development, with the peripheral areas surrounding the southern half of Denver City favored for new development.

The Denver HMA is the major trade, service, and financial center for the extensive Rocky Mountain region. The nearest other cities which provide comparable facilities are Salt Lake City, 540 miles west, Kansas City, 620 miles east, Oklahoma City, 640 miles south-east, and Albuquerque, 390 miles south.

DENVER, COLORADO, HOUSING MARKET AREA



Economy of the Area

Character and History

Denver was founded in 1858 when gold was discovered in Cherry Creek and the South Platte River. Because of its favorable location in the Rocky Mountain Area, coupled with the completion of the first transcontinental railroad, Denver grew rapidly during the late 1800's. In later years, the HMA benefited from growth attributed, in large part, to its fine climate and scenery. Military and defense related industries have provided significant support for economic growth in more recent years.

Employment

Current Estimate. As reported by the Colorado Department of Employment, the civilian work force in the Denver HMA averaged 440,200 during 1964, only 0.2 percent below the 441,000 average for 1963. Components of the 1964 civilian work force included 14,500 unemployed persons, 6,000 agricultural workers, and 419,700 nonagricultural workers. The nonagricultural total included 366,900 nonagricultural wage and salary workers. Nonagricultural wage and salary workers have constituted about 83 percent of total nonagricultural employment for a number of years.

Past Trend. The increase in nonagricultural employment from 1958 to 1964 totaled 80,900, indicating an average annual increment of about 13,500. However, the actual year-to-year gains which occurred concentrated most of this total increment between 1958 and 1961. The annual addition during the 1958-1961 period was between 21,500 and 22,700. Since 1961, although increases have continued, the magnitude of the annual growth has declined considerably. As shown in the table below, the increase in nonagricultural employment from 1961 to 1962 was 9,000, but dropped to 3,800 from 1962 to 1963. The rate of addition declined even further to 2,300 for the 1963 to 1964 period.

Trend of Civilian Work Force, Total Nonagricultural Employment,
and Nonagricultural Wage and Salary Employment
Denver, Colorado, Housing Market Area
Annual Averages, 1958 - 1964 (in thousands)

<u>Year</u> ^{a/}	<u>Civilian</u> <u>work force</u>		<u>Total nonag.</u> <u>Employment</u>		<u>Nonag.</u> <u>Wage and Salary</u> <u>Employment</u>	
	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>	<u>Number</u>	<u>Change</u>
1958	359.2	-	338.8	-	292.2	-
1959	377.9	18.7	360.4	21.6	311.6	19.4
1960	401.7	23.8	381.9	21.5	330.9	19.3
1961	426.3	24.6	404.6	22.7	349.5	18.6
1962	435.9	9.6	413.6	9.0	359.2	9.7
1963	441.0	5.1	417.4	3.8	364.3	5.1
1964	440.2	- .8	419.7	2.3	366.9	2.6

^{a/} Comparable employment data are available only for the years 1958 - 1964.

Source: Colorado Department of Employment and U. S. Bureau of Labor Statistics.

The subsequent discussion of the trend of employment in manufacturing, nonmanufacturing, and major industry groups utilizes nonagricultural wage and salary employment data, since the self employed, domestics, and unpaid family workers are not incorporated in the several industry groups for total nonagricultural employment.

Manufacturing employment accounted for about 18 percent of all non-agricultural wage and salary employment in 1964, a ratio virtually unchanged since 1958. During the two-year 1958-1960 period, manufacturing employment increased by 5,900 each year. Since 1960, there has been a down trend in manufacturing employment. For the 1960-1961 interval, the increment to manufacturing employment was 3,900, while from 1961 to 1962 just 1,000 additional jobs were added. Only 100 new jobs were added in the manufacturing sector from 1962 to 1963 and from 1963 to 1964 a loss of 3,600 manufacturing jobs occurred.

An average of manufacturing employment for the first four months of 1965 reveals a loss of 7,600 manufacturing jobs when compared with data for the same four months in 1964. Almost seven-eighths of this decline is attributable to the ordnance and accessories category (see table I). Other durable goods industries showed little change in comparing the first four months of 1964 and 1965; the remainder of the manufacturing losses were concentrated in the nondurable goods segment.

Employment in the nonmanufacturing industries totaled 301,500 in 1964, or about 82 percent of all nonagricultural wage and salary employment. Increments to nonmanufacturing employment followed much the same pattern as additions to total nonagricultural wage and salary employment during the 1958-1964 period. Annual additions to nonmanufacturing employment during the 1958-1961 period were between 13,400 and 14,700, while from 1961 to 1962 nonmanufacturing employment increased by 8,700, followed by a gain of 5,000 from 1962 to 1963. An increase of 6,200 nonmanufacturing jobs between 1963 and 1964 and the gain of 7,900 between the first four months of 1964 and 1965 more than off-set manufacturing employment losses during those two periods.

Trend of Nonagricultural Wage and Salary Employment
Denver, Colorado, Housing Market Area
Annual Averages, 1958-1964 (in thousands)

<u>Year</u>	<u>Manufacturing</u>	<u>Change from Preceding Year</u>	<u>Nonmanufacturing</u>	<u>Change from Preceding Year</u>	<u>Total Nonag. Wage and Salary</u>	<u>Change from Preceding Year</u>
1958	52.2	-	240.0	-	292.2	-
1959	58.1	5.9	253.5	13.5	311.6	19.4
1960	64.0	5.9	266.9	13.4	330.9	19.3
1961	67.9	3.9	281.6	14.7	349.5	18.6
1962	68.9	1.0	290.3	8.7	359.2	9.7
1963	69.0	0.1	295.3	5.0	364.3	5.1
1964	65.4	-3.6	301.5	6.2	366.9	2.6
First four months 1964	67.2	-	293.9	-	361.1	-
First four months 1965	59.6	-7.6	301.8	7.9	361.4	0.3

Source: U. S. Department of Labor Bureau of Labor Statistics.

Major Industry Groups. The ordnance and accessories category, with an average 13,700 employees in 1964, employed the greatest number of persons in the manufacturing group. This group accounted for 20 percent of all manufacturing and 40 percent of durable goods

employment in 1964. The food and kindred products industry, with employment totaling 12,500 during 1964, is the second largest employment category in the manufacturing segment, and the largest in the nondurable goods segment. Changes in this classification have fluctuated from a low of 11,300 in 1958 to a high of 13,000 in 1962. No one firm dominates the classification. Employment in the rubber and plastics products industry in 1964 was unchanged from the 5,000 employed in 1958. A high of 5,500 employees was reported in this category in 1959, but employment returned to the 5,000 level in 1964.

Employment in other major industry groups in manufacturing in 1964 was led by printing and publishing, with 5,900 employees, down 200 from the 1963 average but almost a fourth above the 1958 average of 4,800. Machinery, except electrical, with 4,500 employees in 1964 showed a gain of 300 over 1963 and 500 over 1958. Textiles, apparel, and leather products employed 4,200 in 1964 and was down 100 from the 1963 average but over a fourth above 1958. Other manufacturing industries trailed in the magnitude of employment (see table I).

Nonmanufacturing industries were led by wholesale and retail trade with an average of 91,300 employees in 1964. Government employment ranked second with 68,500 employed, including 23,700 Federal and 44,800 state and local government employees. Services and miscellaneous followed close behind with 62,300 employed. Next in order of importance in 1964 were transportation and utilities (30,200), finance, insurance, and real estate (23,300), contract construction (22,800), and mining (3,100). The 1958-1964 gains were concentrated in trade (18,700), services (18,600), and government (17,100).

Participation Rate. The employment participation rate (the number of workers per 100 population) has been declining since 1960, reversing the slight increase recorded during the 1950-1960 decade. Rapid economic growth, with the accompanying abundance of job opportunities, is assumed to have contributed substantially to the minor increase in the participation rate during the 1950's. The declining availability of employment opportunities in the 1960's has led, in part, to decreases in the employment participation rate. Currently, the participation rate is 38.14, down from 38.78 in 1959. A declining participation rate is typical nationally and is the result of several factors. The requirements for higher education and more job training have delayed the entry of many into the labor force. More liberal retirement programs have resulted in a lower average retirement age. Further, an increasing proportion of the population is composed of very young or very old persons. The combined effect of these factors will cause a continued reduction of the participation rate, but the anticipated improvement in the employment outlook will slow the rate of decline in the forecast period.

Military Employment

Military activities in the Denver HMA, although not a dominating factor, are an important segment of the economic base of the area. In March 1965, the three major military installations in the HMA provided employment for about 17,125 persons. Of this number, 10,975 were military and 6,150 were civilians. The installations are Lowry AFB, which is also the home of the Air Force Accounting and Finance Center, the Army Fitzsimons General Hospital, and the Army Rocky Mountain Arsenal. Since 1957, the combined military and civilian employment of all three of the installations has fluctuated between a low of 16,150 in 1958 and a high of 19,725 recorded in 1963. Generally, Lowry AFB has been responsible for the employment deviations during this period, with the other three components of military employment remaining stable or exhibiting slight growth.

Employment at Military Installations in the Denver, Colorado, Housing Market Area 1957-1965

<u>Date</u>	<u>Military</u>	<u>Civilian</u>	<u>Total</u>
December 1957	11,535	5,640	17,175
" 1958	9,517	6,622	16,139
" 1959	NA	NA	NA
" 1960	12,593	6,160	18,753
" 1961	12,352	6,203	18,555
" 1962	12,246	6,346	18,592
" 1963	13,386	6,340	19,726
" 1964	11,739	6,177	17,916
March 1965	10,978	6,146	17,124

Source: Department of the Army and Department of the Air Force.

Lowry AFB, located at the eastern edge of Denver County, is the most important of the three military installations in the HMA in terms of jobs provided. In March 1965, a total of 10,350 persons were employed at Lowry AFB, of whom 8,500 were military and 1,850 were civilians. Fluctuations in employment at Lowry AFB, for the most part, reflected the increased employment associated with beginning of operations of the Titan missile-silo complex and the 1963-1965 loss reflecting the phase-out of these same missiles. During the June 1, 1965-June 1, 1968 forecast period, all flying operations currently assigned to Lowry are to be transferred to other bases and

will involve the transfer of about 200 military and 50 civilians. Also during the forecast period, however, technical training facilities from Amarillo AFB, Texas, are to be transferred to Lowry AFB and will include about 375 military and 125 civilians. The net change is therefore expected to be a gain by about 250 personnel during the period covered by this report.

Rocky Mountain Arsenal, Fitzsimons Hospital, and the Air Force Accounting and Finance Center at Lowry AFB are not (at present) planning significant changes in the level of operations during the forecast period.

Unemployment

Unemployment in the Denver HMA averaged 14,500 during 1964, equal to 3.3 percent of the work force (see table II). This is the lowest level of unemployment recorded since the 2.8 percent unemployment ratio in 1959 and the 3.2 percent in 1960. During the 1958-1964 period for which data are available, unemployment in the HMA has not exceeded the 3.9 percent ratio reported in 1963 and therefore, has not been a matter of serious concern. The absence of a rising unemployment ratio during the 1964 period of economic contraction in the Denver HMA is attributed to the fact that nearly all of those laid-off were technicians and engineers who out-migrated in search of employment.

Future Employment

Total nonagricultural employment is expected to increase by 10,000 jobs annually, or 30,000 during the June 1, 1965 to June 1, 1968 forecast period. This rate of growth is below the average annual increase of nonagricultural employment of 13,500 from 1958-1964, but is above the average for the interval since 1962. The anticipated annual increase of 10,000 new jobs is below local estimates of expected employment growth but reflects the extent of the anticipated recovery of the Denver economy from the recession of the last two years.

In the manufacturing segment, moderate gains are expected in place of the employment loss which occurred during the past two years. Some firms are known to have plans for expansion that will culminate in the projection period; the most notable being a new IBM facility which will reportedly employ 2,000 by the end of 1966.

Gains in the nonmanufacturing sector are expected to continue, led by additions in the trade, service, and local government categories. Much of the nonmanufacturing gain is attributable to the function of Denver as a major market center in the Rocky Mountain

region and as the capital of Colorado. Since 1958, annual employment gains in nonmanufacturing have been no lower than 5,000 and, when the first four months of 1964 and 1965 are compared, an increase in non-manufacturing employment of 7,900 is indicated. The severe damage caused by the mid-June 1965 flood could provide a stimulus to the logging construction industry, augmenting the growth of nonmanufacturing employment. Increases in the self-employed, domestics, and unpaid family workers component of nonagricultural employment also are expected to be resumed.

Income

Hours and earnings data for manufacturing production workers in Denver, the State of Colorado, and the United States show that earnings in the Denver HMA are greater than either the State of Colorado or the United States. In December 1964 average weekly earnings of manufacturing production workers in the Denver HMA were \$114, compared with \$111 for Colorado and \$107 for the United States. In addition, when earnings for the three areas being compared are converted to a 40-hour week, the average weekly earnings of manufacturing production workers in the Denver HMA increased by nearly 18 percent during the December 1959-December 1964 period. This is compared with gains of somewhat over 14 percent for Colorado and the United States during the same time. Partly as a result of economic contraction in the manufacturing sector in the Denver HMA, the average weekly number of hours worked by manufacturing production workers declined during the December 1959-December 1964 interval, as did hours worked in the State of Colorado. This pattern was opposite to the increasing number of hours worked in the expanding national economy.

Average Gross Weekly Hours and Earnings of Manufacturing Production Workers December, 1959-1964

<u>Date</u>	<u>Denver</u>		<u>Colorado</u>		<u>United States</u>	
	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>	<u>Earnings</u>	<u>Hours</u>
December 1959	\$ 98	41.3	\$100	41.8	\$ 91	40.5
December 1960	100	40.8	98	40.7	88	38.6
December 1961	107	41.2	104	40.4	96	40.6
December 1962	106	40.4	104	40.4	98	40.5
December 1963	112	40.5	110	40.5	103	40.9
December 1964	114	40.5	111	40.3	107	41.4

Source: U. S. Bureau of Labor Statistics.

The current median annual after-tax income of all families in the Denver HMA is \$7,600, and the current median after-tax income of all renter families is \$5,850. A detailed distribution of all family income and renter family income for 1965 and for 1968 is presented in table III. About 16 percent of all families and 27 percent of renter families currently have after-tax income below \$4,000 annually. At the upper-end of the income distribution, 27 percent of all families and 12 percent of all renter families have incomes of \$10,000 or more annually after-tax. Since 1959, the level of income in the Denver HMA has risen by about 23 percent.

The current and 1968 projected median income in the Denver HMA is shown below.

Median After-Tax^{a/} Family Income
Denver, Colorado, Housing Market Area
1965 and 1968

<u>Year</u>	<u>All families</u>	
	<u>Total</u>	<u>Renter</u>
1965	\$7,600	\$5,850
1968	8,250	6,350

a/ After deducting Federal income tax.

Source: Estimated by the Housing Market Analyst.

Demographic Factors

Population

Current Estimate. As of June 1, 1965, the population of the Denver HMA is 1,098,000, a gain of 32,600 (3.5 percent) annually since April 1, 1960. Denver County, which presently accounts for 46 percent of the total population in the HMA, grew by 2,175 or 0.4 percent annually since the 1960 census. About one-half of this increment was the result of annexations of surrounding suburban territory, primarily in Jefferson and Arapahoe Counties. The annexation activity had the effect of artificially raising the population in Denver County and lowering it in Jefferson and Arapahoe Counties. Population changes for the HMA and its component counties are shown in table IV. Since 1960, the most notable population gains have occurred in Jefferson County, due in large part to the location there of a Martin-Marietta plant. Jefferson County accounted for 38 percent of the total population gain in the HMA between April 1, 1960 and June 1, 1965.

Population Changes Denver, Colorado, Housing Market Area April 1, 1950-June 1, 1968

<u>Date</u>	<u>Total population</u>	<u>Average annual change from preceding date</u>	
		<u>Total</u>	<u>Percent</u>
April 1, 1950	612,128	-	-
April 1, 1960	929,383	31,725	5.2
June 1, 1965	1,098,000	32,600	3.5
June 1, 1968	1,187,000	29,650	2.7

Source: 1950 and 1960 Censuses of Population.
1965 and 1968 estimated by Housing Market Analyst.

Past Trend. During the April 1, 1950 to April 1, 1960 decade, the total population of the Denver HMA increased from 612,100 to 929,400, in increment of 31,750 (5.2 percent) annually. Denver County exhibited a gain of about 78,100 during the decennial period; however, nearly one-half of this increase was the result of annexations, primarily of Jefferson and Arapahoe Counties. Adams County was the most rapidly growing suburban county in the HMA during the 1950-1960 decade closely followed by Jefferson County (see table IV).

A number of incorporated places in the HMA showed significant gains during the decade; however, in most cases annexation contributed substantially to the impressive gains.

Population and Annexation
Selected Communities in the Denver HMA
1950-1960

<u>Place</u>	<u>Population</u>		<u>Change</u> <u>1950-1960</u>	<u>Amount due</u> <u>to annexation</u>
	<u>April 1, 1950</u>	<u>April 1, 1960</u>		
Denver County	415,786	493,887	78,101	38,283
Aurora City	11,421	48,548	37,127	21,841
Boulder City	19,999	37,718	17,719	16,118
Englewood City	16,869	33,398	16,529	11,624
Littleton City	3,378	13,670	10,292	7,989

Source: 1950 and 1960 Censuses of Population.

Estimated Future Population. On June 1, 1968, the population of the Denver HMA is expected to total 1,187,000. This represents an anticipated annual increment of 29,650 (2.7 percent) during the June 1, 1965 to June 1, 1968 forecast period. The future rate of population growth is based upon anticipated employment gains approximating 10,000 during each of the next three years, as well as the past trend of population changes. The distribution of this increase by county is expected to conform closely to past patterns, except that Jefferson County is likely to account for proportionately less of the future addition than in the recent past, since Martin-Marietta stimulated growth in the county during the 1960-1965 period.

Net Natural Increase and Migration. During the April 1, 1950 to April 1, 1960 decade, there was a net natural increase (excess of births over deaths) of about 131,900 in the population of the Denver HMA. When compared with the total increase of over 317,200 in the Denver HMA population during this period, a net in-migration to the HMA of 185,300 is indicated, equal to 58 percent of the total population increase. All of the five component counties in the Denver HMA experienced in-migration during the 1950-1960 decade. In Denver County, however, had it not been for annexation during this interval, outmigration would have resulted. The other four counties in the HMA experienced in-migration equal to from 66 to 77 percent of their respective population growth. In the April 1960 to June 1965 period,

the population gain of 168,600 resulted from a net natural increase of 83,400 and in-migration of 85,200. In-migration during this period accounted for about one-half of the total population increment. Components of population change are shown below for the HMA and in table V for each county.

Components of Population Change
Denver, Colorado, Housing Market Area
April 1, 1950 to June 1, 1965

<u>Source of change</u>	<u>April 1, 1950 to April 1, 1960</u>	<u>April 1, 1960 to June 1, 1965</u>
Net natural increase	131,912	83,400
Migration	<u>185,343</u>	<u>85,200</u>
Total change HMA	317,255	168,600

Source: U.S. Census Population Report.
Denver Inter-County Regional Planning Commission.
Estimates by Housing Market Analyst.

Age Distribution. Distributions of the 1950 and 1960 population, by age groups, shown in the following table indicate the most rapidly growing segment of the population is the one which includes persons under age 20. The higher birth rates and the prosperity of the economy following World War II and the Korean Conflict. A substantial increase of 23,800 persons aged 65 and over occurred during the decade, but it is noteworthy that the proportion of persons in this age group declined from 1950 to 1960; a pattern which is converse to the trend of an increasing proportion of persons in this age group nationally. All other age groups also showed increases, but the group aged 20-34 exhibited the lowest rate of increase (22 percent), primarily as a result of the lower birth rates during the 1930-1940 period of depression.

Population Distribution by Age
Denver, Colorado, Housing Market Area
April 1950 and April 1960

<u>Age group</u>	<u>1950</u>	<u>1960</u>	<u>Decennial change</u> <u>April 1950 to April 1960</u>	
			<u>Number</u>	<u>Percent</u>
Under 5	66,362	113,244	46,882	70.6
5 - 19	125,352	251,167	125,815	100.4
20 - 34	158,621	193,121	34,500	21.7
35 - 49	122,106	181,447	59,341	48.6
50 - 64	87,056	113,968	26,912	30.9
65 and over	<u>52,631</u>	<u>76,436</u>	<u>23,805</u>	<u>45.2</u>
Total	612,128	929,383	317,255	51.8

Source: 1950 and 1960 Censuses of Population.

Households

Current Estimate. As of June 1, 1965, there are 340,100 households (occupied dwelling units) in the Denver HMA. Since April 1, 1960, households have increased at a rate of almost 10,400 (3.6 percent) annually. The number of households in Denver County increased by about 1,300 (0.8 percent) annually during the same period, roughly one-half of which was the result of annexation. Similar to the pattern of population growth, Jefferson County exhibited the most notable growth of any of the five counties with annual additions of 3,625 (9.9 percent) during the April 1, 1960 to June 1, 1965 interval (see table VI). Adams and Arapahoe Counties showed relatively high growth with respective average annual gains of 2,350 (7.6 percent) and 2,100 (6.7 percent) during the April 1, 1960-June 1, 1965 period.

Household Changes
Denver, Colorado, Housing Market Area
April 1, 1950 to June 1, 1968

<u>Date</u>	<u>Total households</u>	<u>Average annual change from preceding date</u>	
		<u>Total</u>	<u>Percent</u>
April 1, 1950	186,177	-	-
April 1, 1960	286,482	10,031	5.4
June 1, 1965	340,100	10,400	3.6
June 1, 1968	368,300	9,400	2.8

Source: 1950 and 1960 Censuses of Housing.
1965 and 1968 estimated by Housing Market Analyst.

Past Trend. The number of households in the HMA increased from 186,200 in 1950 to 286,500 in 1960, representing an average annual gain of 10,050 (5.4 percent) during the decade, only slightly under the average annual gain of the April 1960-June 1965 period. A conceptual change in the census definition from "dwelling unit" in 1950 to "housing unit" in 1960, however, accounted for some of the growth in households during this period, especially in Denver County.

During the decennial period, households in Denver County increased at an average annual rate of 3,500 (2.7 percent) and accounted for somewhat over one-third of the increment in the HMA. However, approximately one-half of this addition occurred as a result of annexations of suburban territory, primarily in Jefferson and Arapahoe Counties. Since 1960, the average annual household growth in Denver County has accounted for only about 13 percent of the total HMA growth. This substantial reduction developed because annexation activity since 1960 has not matched the 1950-1960 annexation level, the definitional change artificially inflated the 1950-1960 increase, and the land has become scarcer in Denver County.

Household Size Trends. The present average size of all households in the Denver HMA is 3.14 persons, a reversal of the 1950 to 1960 trend when the average size of all households increased from 3.08 to 3.15. In Denver County, the average household size has been declining since 1950 (see following table). A general trend toward smaller family size, as well as, substantial additions of multiple unit structures, which are typically occupied by smaller size households, are principal contributors to the declining average size of households in the Denver HMA.

Average Household Size
Denver, Colorado, Housing Market Area
1950, 1960, and 1965

<u>Area</u>	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>June 1, 1965</u>
Total HMA	3.08	3.15	3.14
Denver County	2.98	2.90	2.83
Adams County	3.54	3.88	3.75
Arapahoe County	3.36	3.54	3.46
Boulder County	3.05	3.09	3.14
Jefferson County	3.29	3.39	3.39

Source: 1950 and 1960 Censuses.
1965 estimated by Housing Market Analyst.

Estimated Future Households. Based on the anticipated increment in the population during the next three years, and on the assumption that the average household size will remain at the current level of 3.14 persons during the projection period, there will be about 368,300 households in the Denver HMA by June 1, 1968. This represents an expected addition of 9,400 new households (2.8 percent) each year during the June 1, 1965 to June 1, 1968 forecast period. Similar to the period since 1960, most of this increase is expected to occur in the HMA outside Denver County. This distribution by county will approximate that which occurred during the April 1, 1960-June 1, 1965 period, except for Jefferson County where future gains are not likely to match those of the past (see table VI).

Housing Market Factors

Housing Supply

Current Estimate. As of June 1, 1965, there are 370,900 housing units in the Denver HMA, indicating a net gain since April 1, 1960 of about 63,600 (21 percent) housing units, or 12,300 (4.0 percent) annually. Denver County currently accounts for 50 percent of all housing units in the HMA. Since April 1, 1960, however, about 82 percent of all net additional housing units in the HMA have been added in the HMA outside Denver County, with the net addition in Jefferson County totaling 20,650, or nearly one-third of the net additional units in the HMA during this period.

Past Trend. During the 1950-1960 decade, the number of housing units in the Denver HMA increased by 109,400 or about 10,950 (5.5 percent) annually. This annual addition is about 1,350 below the April 1, 1960 to June 1, 1965 average annual addition. About 37 percent of the net additional housing units added in the HMA during the 1950-1960 decade were in Denver County, so that on April 1, 1960 about 57 percent (compared with 68 percent in 1950) of the total housing units in the HMA were in Denver County. Some portion of this growth in Denver is the effect of the conceptual change from "dwelling unit" to "housing unit" during the decade.

Type of Structure. At present, 72 percent of the housing units in the Denver HMA are in single-family structures. This is a reduction in the proportion of single-family units in the housing inventory since 1960 when the Census of Housing reported 73 percent of the housing inventory to be in single-family structures. The substantial additions of units in multiple-unit structures has caused this reduction in the proportion of single-family structures, while raising the percentage of multifamily units in the inventory from less than 20 percent on April 1, 1960 to 21 percent on June 1, 1965.

Housing Inventory by Units in Structure
Denver, Colorado, Housing Market Area
April 1, 1960 and June 1, 1965

<u>Type of structure</u>	<u>HMA total</u>			
	<u>April 1, 1960</u>		<u>June 1, 1965</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
1-family	225,280	73.3	266,300	71.8
2-family	17,631	5.7	20,100	5.4
3-or more-family	59,776	19.5	78,250	21.1
Trailer	<u>4,553</u>	<u>1.5</u>	<u>6,250</u>	<u>1.7</u>
Total	307,240	100.0	370,900	100.0

Source: 1960 Census of Housing, Denver Home Builders Association, and estimates by Housing Market Analyst.

Year Built. About 194,300 housing units, or nearly 53 percent of the current housing inventory in the Denver HMA, have been constructed since 1950. This concentration of new housing units is a result of the rapid post-war development in the Denver area. Housing units constructed prior to 1930 account for about 29 percent of the current inventory and the remaining 18 percent were built between 1930 and 1949.

Distribution of the Housing Inventory by Year Built 1/
Denver, Colorado, Housing Market Area
June 1, 1965

<u>Year built</u>	<u>Number of units</u>	<u>Percentage distribution</u>
April 1, 1960 - June 1, 1965	67,100	18.1
1955 - March 31, 1960	68,800	18.6
1950 - 1954	58,400	15.7
1940 - 1949	43,300	11.7
1930 - 1939	25,000	6.7
1929 or earlier	<u>108,300</u>	<u>29.2</u>
Total	370,900	100.0

1/ The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerator's questions as well as errors caused by sampling.

Source: 1960 Census of Housing, Denver Association of Home Builders, and estimates by Housing Market Analyst.

Condition. Of the 370,900 housing units currently in the Denver HMA, about 26,000 (seven percent) are dilapidated or are lacking one or more plumbing facilities. This indicates an improvement in the quality of the housing in the HMA since April 1960 when 28,100 housing units, or about nine percent of the inventory, was dilapidated or lacked some plumbing facility, and significant improvement since April 1950 when 29 percent of the housing inventory was so classified.^{1/} Demolitions, coupled with a general upgrading of the housing stock, are responsible for much of the improving trend.

Value and Rent. The median value of owner-occupied houses in the Denver HMA was reported to be \$13,800 in the 1960 Census of Housing. The median value in Denver County was \$13,200, compared with the low of \$12,700 in Adams County and the high of \$16,000 in Jefferson County. Asking prices for vacant houses were considerably higher, with a median of \$16,100 for the HMA in April 1960.

Median Value and Rent
Denver, Colorado, Housing Market Area
April 1, 1960

<u>Area</u>	<u>Median value</u>		<u>Median gross rent</u>	
	<u>Owner-occupied</u>	<u>For sale</u>	<u>Renter-occupied</u>	<u>For rent</u>
Denver County	\$13,200	\$14,300	\$72	\$60
Adams County	12,700	13,100	89	80
Arapahoe County	15,100	19,100	95	81
Boulder County	14,500	17,300	77	78
Jefferson County	<u>16,000</u>	<u>17,200</u>	<u>94</u>	<u>84</u>
Total HMA	\$13,800	\$16,100	\$77	\$66

Source: 1960 Census of Housing.

Median gross monthly rent for renter-occupied units was \$75 for the HMA, as reported by the 1960 Census of Housing. Denver County had a median of \$70, the low for any county in the five county HMA. Highest median gross monthly rent was in Jefferson County at \$95.

Residential Building Activity

Past Trend. The number of new housing units authorized annually by building permits in the Denver HMA has fluctuated considerably during the past ten years. Volume declined sharply from about 12,850 in

^{1/} Because the 1950 Census of Housing did not classify "deteriorating" units separately, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" by the 1960 definition.

1955 to 8,800 in 1957, only to jump to almost 11,900 in 1958. A slight decline of about 650 in 1959 was followed by an increase to 12,650 in 1960 and a gain of about 6,300 to a peak level of 18,950 in 1961. Subsequently, building activity has fallen off markedly with only 8,450 units authorized in 1964. The first four months of 1965 suggest a continued decline is in progress. Building permits used herein were obtained from the Denver Inter-County Regional Planning Commission and reportedly cover all new construction except for some unincorporated areas in Boulder County where new construction is negligible.

Building activity in the HMA has closely paralleled changes in the economy and the decline in units authorized since 1961 is closely tied to the economic slow-down in the area. For the 1960-1965 period Denver and Jefferson Counties accounted for 54 percent of all new units authorized. During the 1961 peak year, the same counties provided 57 percent of all new units authorized (see table VII).

Dwelling Units Authorized by Building Permits, by Type of Structure,
Denver, Colorado, HMA, January 1, 1955 - April 1965

<u>Year</u>	<u>Total</u>	<u>Single- family</u>	<u>Two- family</u>	<u>Multi- family</u>
1955	12,834	11,372	<u>1/</u>	1,462
1956	9,828	8,578	<u>1/</u>	1,250
1957	8,807	7,190	<u>1/</u>	1,617
1958	11,877	8,659	<u>1/</u>	3,308
1959	11,227	8,657	<u>1/</u>	2,570
1960	12,642	7,956	<u>1/</u>	4,686
1961	18,953	9,723	804	8,426
1962	14,640	9,884	700	4,056
1963	11,146	7,376	592	3,178
1964	8,455	5,947	256	2,252
1964 First 4 months	2,811	2,045	122	644
1965 First 4 months	2,576	1,651	56	869

1/ Duplex units for this year included with multifamily.

Source: Denver Inter-County Regional Planning Commission.

The volume of building permit authorizations for single-family houses in the HMA was at its peak in 1955 when over 11,350 units were authorized. In 1956 the number dropped to about 8,575 and remained at or below this level until 1961 and 1962 when an average of about 9,800 single-family units were authorized each year. For 1963 and 1964, single-family units authorized by building permits declined to 7,375 and 5,950, respectively. Data for the first four months of 1965 suggest that even fewer single-family units will be constructed this year than in 1964.

Multifamily units authorized ranged from 1,250 to 1,625 in the 1955-1957 period. In 1958, however, volume more than doubled to 3,300 followed by a slight decline to below 2,575 in 1959. The four-year period from 1960-1963 was one of unprecedented additions of multifamily housing units in the Denver HMA. About 4,675 multifamily units (includes units in two-family structures) were authorized in 1960 followed by the record high of 9,225 in 1961. In 1962 and 1963, multifamily units authorized totaled 4,750 and 3,775 respectively, a reduction which is likely to have occurred in response to signs of over-supply. In 1964, only 2,500 multifamily units were authorized, the lowest annual addition since 1957. Data for the first four months of 1965 suggest that somewhat more than this total will be added during the current year.

Units Under Construction. Based upon building permit data and the March 1965 postal vacancy survey, there are about 4,000 dwelling units under construction in the Denver HMA at the present time, of which 2,000 are single-family units and 2,000 are multifamily units. About 1,500 of the multifamily units are in Denver County.

Demolitions. Records of demolitions are maintained only for Denver County and it is in this county that virtually all demolitions in the HMA occur. Because of the generally good condition of the housing supply, most demolitions have resulted from urban renewal activity and highway construction. The trend of units demolished in Denver County is shown below.

Demolitions
Denver County, Colorado
1960 - May 1965

<u>Year</u>	<u>Number of units</u>
1960	438
1961	743
1962	704
1963	556
1964	519
1965 thru May	334

Source: Denver County Building Inspector.

Tenure

Current Estimate. As of June 1, 1965, almost 63 percent (213,000 units) of the occupied housing stock in the Denver HMA is owner-occupied and 37 percent (127,100 units) is renter-occupied. Owner-occupancy in Denver County is lower at 52 percent, while the remaining four counties in the HMA have owner-occupancy ratios ranging from 67 percent for Boulder County to almost 78 percent in Adams County.

Trend of Tenure Change Denver, Colorado, Housing Market Area 1950, 1960, and 1965

<u>Tenure</u>	<u>Tenure as a percent of all occupied units</u>		
	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>June 1, 1965</u>
Total	100.0	100.0	100.0
Owner	55.8	61.9	62.6
Renter	44.2	38.1	37.4

Source: 1950 and 1960 Censuses of Housing.
1965 estimated by Housing Market Analyst.

Past Trend. Since April 1, 1960, there has been a continued shift toward owner-occupancy. The rate of this shift, however, has been reduced by the addition of a considerable number of new multifamily housing units since 1960. The 63 percent owner-occupancy ratio in June 1965, compares with 62 percent in 1960 and 56 percent in 1950.

Vacancy

April 1960 Census. In April 1960, the U.S. Census of Housing reported almost 11,600 vacant, available housing units in the HMA. Of this total, 3,125 were available for sale, equal to a homeowner vacancy ratio of 1.7 percent, and 8,475 were for rent, equal to a renter vacancy

ratio of 7.2 percent. Of the available vacant housing units in April 1960, the census reported that 2,575 lacked some plumbing facility. Less than 125 of the substandard vacancies were for sale, and the remaining 2,450 were for rent, including over 2,175 in Denver County. Table VIII shows the trend of vacancies for the component counties of the HMA.

In April 1960, Jefferson County had a homeowner vacancy ratio of 3.0 percent and accounted for 28 percent of all homeowner vacancies in the HMA. Denver County reported the lowest homeowner vacancy ratio (0.8 percent) in the HMA or 24 percent of the homeowner vacancies in the HMA. Adams, Arapahoe, and Boulder Counties reported respective homeowner vacancy ratios of 2.4 percent, 2.6 percent, and 2.0 percent in April 1960. The highest renter vacancy ratio (8.6 percent) in April 1960, was also in Jefferson County. Boulder County reported the lowest renter vacancy ratio in the HMA at 5.8 percent. Adams and Arapahoe Counties had respective renter vacancy ratios of 8.0 percent and 7.1 percent. Denver County reported a 7.1 percent renter vacancy ratio, but because of the concentration of rental units, Denver County accounted for 70 percent of all vacant rental units in the HMA in April 1960.

Postal Vacancy Survey. A postal vacancy survey was conducted in the HMA in March 1965 and included the Denver Post Office, as well as 14 other post offices in the HMA which have city delivery routes (see table IX). The survey covered 334,700 possible deliveries, about 90 percent of the housing units currently in the HMA. At the time of the survey, 18,050 units (5.4 percent) were vacant. Of this total, 10,000 were vacant residences, a vacancy ratio of 3.6 percent, and almost 8,050 were vacant apartments, indicating a vacancy ratio of 13.6 percent in this category. At the time of the survey, an additional 3,250 units were reported to be under construction, but were not classified as vacant.

It should be noted that postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes, but include some duplexes and structures with additional units created by conversion. An "apartment" includes all stops where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators the survey serves a valuable function in the derivation of estimates regarding local market conditions.

Current Estimate. Based upon the postal vacancy survey, other vacancy data, conversation with informed persons in the Denver area, and personal observation in the HMA, it is estimated that there are 21,250 housing units available for rent or sale in the Denver HMA as of June 1, 1965. Of this total, 3,900 are available for sale and 17,350 are available for rent, equal to vacancy ratios of 1.8 percent and 12.0 percent, respectively. All of the vacant sales

units are judged to have standard plumbing facilities, while about 2,000 of the available vacant rental units lack one or more plumbing facilities. In an area like the Denver HMA, where the expected household growth is to be moderate, lower vacancy ratios would be more appropriate to maintain reasonable balance in demand-supply relationships and still afford an adequate degree of choice to prospective buyers and tenants. The current level of vacancies in the Denver HMA is only slightly high for sales housing but is considerably excessive for rental housing.

As shown in table VIII, current homeowner vacancy ratios in the component counties in the HMA did not change significantly from the April 1960 levels. However, the renter vacancy ratio has risen markedly in each of the five counties since April 1960. The highest current renter vacancy ratio is in Jefferson County (15.2 percent) and the lowest is in Boulder County (9.1 percent). Denver County has a current renter vacancy ratio of 11.4 percent and accounts for 60 percent of all renter vacancies in the HMA. Adams and Arapahoe Counties have current renter vacancy ratios of 13.5 percent and 13.3 percent, respectively.

FHA Rental Vacancies. As indicated by the March 1965 rental housing occupancy survey conducted by FHA, vacancies in projects insured by FHA are higher than the current over-all rental vacancy ratio of 12.0 percent. In many cases, individual projects are highly successful but, when taken as a total, vacancies are excessive. Of the rental projects insured under FHA, 31 of them, with a total of over 980 units, had almost 150 vacancies (15 percent) on March 15, 1965.

There are currently 13 housing for the elderly projects in the Denver HMA. There are a total of almost 1,150 units in these projects and, as of March 15, 1965, 240 (21 percent) were vacant. However, eight of the 13 reported fewer than three vacancies each, with the remaining five projects accounting for virtually all of the vacancies.

Sales Market

General Market Conditions. As indicated by a comparison of current and 1960 homeowner vacancy ratios of 1.8 percent and 1.7 percent respectively, the present condition of the sales market is similar to the situation of moderate excess that existed at the time the 1960 census was conducted. During the April 1, 1960 to June 1, 1965 interval, however, there are indications that, during the middle of the 1960-1965 period, the homeowner vacancy ratio reached a higher level than is evident now. Based on informed local opinion, the homeowner vacancy ratio has declined somewhat since late 1962 and early 1963, indicating a movement toward a better balanced sales market. A comparison of the results of the January 1964 and 1965 unsold inventory surveys, conducted by the FHA Denver Insuring Office, confirms other reports that the condition of the sales market has improved since early in 1963 (see table X).

Areas of principal subdivision activity are the unincorporated parts of Adams, Arapahoe, and Jefferson Counties surrounding Denver County, which are contiguous to previously developed areas. New housing can be constructed in the HMA for about \$11,000, but very little new construction is in this price class. For the most part, subdivision activity in the HMA is in the \$15,000 to \$20,000 bracket with less, but significant amounts are in the \$12,500 to \$15,000 and \$20,000 to \$25,000 price classes.

Speculative Construction. Based on the January 1964 and 1965 unsold inventory surveys, speculative construction of single-family houses in the Denver HMA accounted for nearly one-half of sales houses completed during 1964 and little more than 30 percent of all completions in 1963. Although the percentage of speculative starts is higher in 1964 than in 1963, because of a smaller completion total the number of speculative starts was lower in 1964 than in 1963. The data are only generally indicative of speculative construction, however, since the unsold inventory included about one-half of the single-family units authorized in 1964 and about four-fifths of those authorized during 1963.

Unsold Inventory of New Houses. In January 1964 and 1965, the Denver Insuring Office surveyed all subdivisions in the Denver HMA in which five or more sales houses were completed during the preceding twelve months. The January 1965 survey covered 121 subdivisions. A total of 3,100 were reported to have been completed, of which 1,600 (52 percent) were sold before construction started and 1,500 were built speculatively. Of the 1,500 houses built

speculatively during 1964, 1,175 were sold and 325 remained unsold as of January 1, 1965. The unsold houses represented about 22 percent of speculative construction. Of the 325 unsold houses, almost 160 (nearly 50 percent) has been on the market between four and twelve months; an additional 150 houses had been on the market longer than twelve months, suggesting a slow rate of absorption of 1963 completions. The most notable concentration of unsold houses in the January 1, 1965 survey was in the \$15,000 to \$17,500 price class in which 160 (28 percent) houses were unsold out of 550 speculative starts. An additional 160 houses were serving as models and 150 were under construction of which 35 (22 percent) were unsold. A comparison of the January 1, 1965 survey with the January 1, 1964 survey shows that the ratio of unsold new houses dropped from 34 percent in 1964 to 22 percent in 1965 and that the number of unsold new houses declined by nearly 50 percent from 630 in 1964 to 320 in 1965 (see table X).

Foreclosures. Foreclosures of FHA-insured single-family houses in the Denver HMA have increased substantially since 1960. This is judged to be the result of the economic recession in the HMA and the increasingly liberal mortgage terms available in recent years, rather than an indicator of a weakening market for sales houses.

Trend of Foreclosures of FHA Section 203(b) Mortgages
Denver, Colorado, Housing Market Area
1960-1964

<u>Year</u>	<u>Denver Co.</u>	<u>Adams Co.</u>	<u>Arapahoe Co.</u>	<u>Boulder Co.</u>	<u>Jefferson Co.</u>	<u>HMA total</u>
1960	4	9	1	0	5	19
1961	8	24	4	0	7	43
1962	15	28	7	1	4	55
1963	18	38	7	4	6	73
1964	48	89	32	4	13	186

Source: FHA Division of Research and Statistics.

On June 3, 1965, the Denver Insuring Office had a total of 170 acquired home properties on hand, located in the Denver HMA.

Rental Market

Current Condition. As indicated by the current rental vacancy ratio of 12.0 percent, the rental market in the Denver HMA is weak. The present condition of excess has developed since 1960 as a result of the unprecedented addition of new multifamily units, especially during 1961, which far exceeded the absorptive capacity of the market for units of this type in the HMA. Excess vacancies characterize nearly every segment of the rental market.

The general marketing experience is somewhat better than the average (excepting some individual projects), for the new multifamily structures with rents of about \$100 - \$135 for efficiencies, \$130 - \$175 for one-bedroom units, and \$160 - \$250 for two-bedroom units. Based upon a limited amount of information, however, three-bedroom units in this category are not too readily marketed. In most cases, these projects are well designed, well managed, and located in the prime rental areas in the HMA, all of which are principal factors contributing toward a better than average occupancy experience in a soft rental market such as exists in the Denver HMA.

The majority of new rental units added, however, have been projects of 12 to 30 units constructed on scattered lots throughout the HMA. It is in this type of rental property, in many cases lacking proficient management, tenant amenities, and a first-rate location, that rental vacancies are most serious. Because of competition from new rental units, many older and previously successful rental projects, also have had a substantial increase in vacancies. Generally, furnished rental units have a poorer occupancy ratio than unfurnished units.

Rental Housing Under Construction. The number of new multifamily units added annually, as indicated by dwelling units authorized by building permits, has declined substantially since the peak year of 1961. During that year, more than 9,200 multifamily units were authorized; in 1964, only 2,500 units were authorized. For the first four months of 1965, 925 multifamily units were authorized, indicating that close to 3,000 multifamily units may be added during the current year.

At present, there are about 2,000 rental units under construction in the HMA, of which 1,500 are in Denver County. There are five low rent and elderly projects involving 645 units under construction that are FHA-insured. In addition, other projects involving over 500 units are under consideration.

Mortgage Market

Mortgage funds are readily available in the Denver HMA from banks, savings and loan associations, and life insurance companies at terms which are competitive with FHA terms. With down payments of one-third or more, mortgages with 20 to 25 year terms may be secured with five and one-half percent interest rates. Twenty and twenty-five year loans, with down payments of 10 percent to 25 percent may be procured at interest rates of five and three-fourths percent to six percent from savings and loan associations.

Public Housing

According to the December 1964 Public Housing Administration low-rent project directory, there are almost 3,250 units of public housing in the HMA, all of which are in Denver County. At present, there are no public housing units under construction, but 500 units in two separate projects have been approved. Currently, the public housing units in Denver have a higher than usual vacancy ratio, reflecting the softness prevailing in the over-all rental market and the impact of several new privately financed low rent projects.

Urban Renewal

At present there are four urban renewal projects in the Denver HMA and all are in Denver County. Plans for all four have been approved and the projects are currently in the execution stage.

Avondale Neighborhood (R-2). This project containing a total of 40 acres is nearly completed and is scheduled to be closed-out by the end of 1965. The predominant re-use of the project is residential, with a small portion being commercial. Nearly all of the project was cleared, but some rehabilitation has taken place. The project is bounded by 16th Avenue on the north, Federal Boulevard on the east, Knox Court on the west, and the Denver and Intermountain Railroad tracks on the south. There are 37 units of low rent housing in this project plus 182 units currently under construction. In addition, 292 more units are in planning for this project.

Blake Street (R-5). The predominant re-use of virtually all 46 acres of this project will be industrial. The project is bounded on the north by Blake Street and 40th Avenue and on the south by Walnut Street and 33rd Street.

Jerome Park (R-8). The Jerome Park project is relatively small, containing only six acres. The project is located next to the Valley Highway between Colfax Avenue and 6th Avenue and the entire re-use will be industrial.

Whittier School (R-4). Residential re-use will account for all of the eight acres in this project. The project boundaries are 29th Avenue on the north, 22nd Avenue on the south, Downing Street on the west, and Humbolt Street on the east.

Demand for Housing

Quantitative Demand

The demand for new housing in the Denver HMA is based upon the projected household growth of 9,400 households annually during each of the next three years. To this basic growth factor, adjustments are made for changes expected in the tenure of occupancy in the inventory, the anticipated volume of residential demolitions, the current excess number of adequate vacancies, and the current level of new construction. Consideration also has been given to the probability that some part of the demand for rental units will be supplied by single-family houses and the fact that some of the older rental units may not be in a strong competitive position due to the rapidly improving quality of the Denver rental inventory.

Based on these considerations, a demand for 8,000 new residential housing units is forecast for each year during the June 1, 1965 to June 1, 1968 forecast period. The most desirable demand-supply balance in the market will be achieved if 6,900 units of the annual demand for new units is supplied as sales housing and 1,100 units as rental housing. Of the annual demand for 1,100 rental units, 250 will develop only if assistance is provided in the form of financing or land purchase. The annual demand for sales housing is somewhat below the average annual rate of addition of single-family houses in the past and reflects primarily the reduced rate of household growth anticipated, as well as the need to absorb a moderate excess supply of sales type vacancies. The annual demand for new rental units is considerably below past annual additions of multi-family units in the HMA. However, maintenance of the projected level would assist in the reduction of the renter vacancy ratio during the forecast period to an equilibrium level judged to reflect a stable demand-supply balance in the Denver HMA rental housing market.

Future building activity is expected to be distributed within the HMA much as in the past. The bulk of new rental units will be concentrated in Denver County and new single-family housing will be concentrated in Adams, Arapahoe, and Jefferson Counties near existing highway transportation arteries. In Jefferson County, the rate of single-family growth that occurred between 1960 and 1965 is not likely to be duplicated because of the probable absence of the stimulus provided by the rapid growth of the Martin-Marietta plant during that period.

Qualitative Demand

Sales Housing. The distribution of the annual demand for 6,900 additional new sales housing units is shown in the following table. The distribution is based on ability to pay, as measured by current family income, and the ratio between net income and purchase price found to be typical in the Denver HMA. Adequate sales housing cannot be produced to sell below \$10,000-\$11,000 in the Denver HMA at present.

Estimated Annual Demand for New Sales Housing, by Price Class
Denver, Colorado, Housing Market Area
June 1, 1965 to June 1, 1968

<u>Sales price</u>	<u>Total</u>	
	<u>Number</u>	<u>Percent</u>
\$10,000 - \$11,999	140	2
12,000 - 13,999	550	8
14,000 - 15,999	1,970	14
16,000 - 17,999	1,100	16
18,000 - 19,999	1,040	15
20,000 - 24,999	1,300	19
25,000 - 29,999	700	10
30,000 and over	<u>1,100</u>	<u>16</u>
Total	<u>6,900</u>	<u>100</u>

The distribution shown above differs from that in table X, which reflects only selected subdivision experience during the years 1963 and 1964. It must be noted that the 1963 and 1964 data do not include new construction in subdivisions with less than five completions during each year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction and some of the lower value homes are concentrated in the smaller building operations which are quite numerous. The demand estimates above reflect all home building and indicate a greater concentration in some price ranges than a subdivision survey would reveal.

Rental Housing. Acceptable new privately-owned rental housing in the Denver HMA can be produced only at gross rents at and above the minimum levels achievable under current construction and land costs. In the Denver HMA, it is judged that minimum gross rents achievable without public benefits or assistance in financing or land purchase are \$95 for efficiencies, \$110 for one-bedroom units, \$120 for two-bedroom units, and \$130 for three-bedroom units. A total annual demand for as many as 1,100 privately owned rental units is indicated by size of units and by gross monthly rent in the following table. Of this total, 250 are at gross monthly rents which will require some sort of public benefit or assistance. Net additions to this total may be accomplished by new construction or rehabilitation at the specified rentals, with or without public assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in the higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result.

Estimated Annual Demand for New Rental Units, By All Households
By Gross Monthly Rent and by Unit Size
Denver, Colorado, Housing Market Area
June 1, 1965 to June 1, 1968

Gross monthly rent <u>a/</u>	Size of unit			
	<u>Efficiency</u>	<u>1-Bedroom</u>	<u>2-Bedroom</u>	<u>3-Bedroom</u>
\$ 80 and over	160	-	-	-
85 " "	155	-	-	-
90 " "	150	450	-	-
95 " "	145	430	350	-
100 " "	140	410	325	140
105 " "	135	390	305	130
110 " "	130	370	285	120
115 " "	120	350	265	110
120 " "	110	330	245	100
125 " "	100	310	220	95
130 " "	85	290	190	90
140 " "	65	240	155	75
150 " "	40	180	125	60
160 " "	20	125	90	45
170 " "	10	75	60	25
180 " "	-	35	25	10
200 " "	-	10	10	-

a/ Gross rent is shelter rent plus the cost of utilities.

Note: The above figures are cumulative and cannot be added vertically. For example, demand for one-bedroom units at rents from \$110 to \$120 is 40 units (370 minus 330).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area; consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Even though a deviation may experience market success, it should not be regarded as establishing a change in the projected pattern of demand for continuing guidance unless thorough analysis of all factors involved clearly confirms the change. In any case, particular projects must be evaluated in the light of actual market performance in specific rent ranges and neighborhoods or sub-markets.

APPENDIX TABLES

Table I

Trend of Nonagricultural Wage and Salary Employment
Denver, Colorado, Housing Market Area
Annual Averages, 1958-1964 (in thousands)

<u>Industry</u>	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>First four months</u>	
								<u>1964</u>	<u>1965</u>
Nonagricultural wage and salary employment	<u>292.2</u>	<u>311.6</u>	<u>330.9</u>	<u>349.5</u>	<u>359.2</u>	<u>364.3</u>	<u>366.9</u>	<u>361.1</u>	<u>361.4</u>
Manufacturing	<u>52.2</u>	<u>58.1</u>	<u>64.0</u>	<u>67.9</u>	<u>68.9</u>	<u>69.0</u>	<u>65.4</u>	<u>67.2</u>	<u>59.6</u>
Durable goods	N.A.	28.7	33.6	37.4	37.5	37.3	34.5	36.5	29.8
Ordnance and accessories	10.2	9.9	13.8	17.4	16.4	16.4	13.7	16.2	9.6
Lumber and wood products	1.5	1.7	1.8	1.9	1.9	1.9	1.7	1.6	1.7
Stone, clay, and glass products	2.6	2.8	3.0	3.1	3.5	3.6	3.6	3.5	3.5
Primary metal industries	1.3	1.4	1.2	1.3	1.3	1.3	1.4	1.3	1.4
Fabricated metal products	N.A.	2.7	2.8	2.9	2.9	3.0	3.2	3.1	3.1
Machinery, except electrical	4.0	4.1	4.4	4.1	4.2	4.2	4.5	4.5	4.4
Electrical machinery	N.A.	1.8	2.0	1.7	1.9	1.9	1.8	1.6	1.8
Transportation equipment	N.A.	2.3	2.6	3.0	3.3	2.9	2.5	2.5	2.4
Other durable goods	N.A.	2.0	2.0	2.0	2.1	2.1	2.1	2.2	1.9
Nondurable goods	N.A.	29.4	30.4	30.5	31.4	31.7	30.9	30.7	29.8
Food and kindred products	11.3	12.1	12.7	12.6	13.0	13.0	12.5	12.3	12.0
Textiles, apparel, and leather products	3.3	3.4	3.6	3.6	3.9	4.3	4.2	4.2	4.0
Printing, publishing, and allied indus.	4.8	5.3	5.6	5.8	6.0	6.1	5.9	5.8	5.8
Chemicals and allied products	1.4	1.4	1.4	1.5	1.5	1.6	1.6	1.6	1.6
Rubber and miscellaneous plastic products	5.0	5.5	5.3	5.3	5.3	4.9	5.0	5.1	4.9
Other nondurable goods	N.A.	1.7	1.8	1.7	1.7	1.8	1.7	1.7	1.5
Nonmanufacturing	<u>240.0</u>	<u>253.5</u>	<u>266.9</u>	<u>281.6</u>	<u>290.3</u>	<u>295.3</u>	<u>301.5</u>	<u>293.9</u>	<u>301.8</u>
Mining	4.3	4.4	4.5	4.0	3.9	3.5	3.1	3.2	3.0
Contract construction	21.0	22.6	22.8	26.4	24.8	23.5	22.8	21.7	21.0
Transportation and public utilities	29.0	29.6	29.6	30.1	30.5	30.1	30.2	29.8	29.8
Wholesale and retail trade	72.6	77.8	81.4	83.9	87.5	89.1	91.3	87.9	91.6
Wholesale trade	24.0	25.2	26.1	26.3	26.8	27.2	27.6	27.1	28.2
Retail trade	48.6	52.6	55.3	57.6	60.7	61.9	63.7	60.8	63.4
Finance, insurance, and real estate	18.0	18.7	19.3	20.3	21.6	22.6	23.3	23.0	23.4
Services and miscellaneous	43.7	47.1	51.4	54.4	57.4	59.6	62.3	60.8	63.2
Government	51.4	53.3	57.9	62.5	64.6	66.9	68.5	67.5	69.8
Federal	22.0	21.4	22.3	23.3	23.6	23.6	23.7	23.6	23.6
State and local	29.4	31.9	35.6	39.2	41.0	43.3	44.8	43.9	46.2

Source: U. S. Department of Labor, Bureau of Labor Statistics.

Table II

Civilian Work Force Components
Denver, Colorado, Housing Market Area
Annual Averages, 1958-1964
(in thousands)

	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>
Total work force	359.2	377.9	401.7	426.3	435.9	441.0	440.2
Unemployment	13.4	10.6	12.8	14.7	15.2	17.0	14.5
Percent unemployed	3.7%	2.8%	3.2%	3.4%	3.5%	3.9%	3.3%
Agricultural employment	7.0	6.9	7.0	7.0	7.1	6.6	6.0
Nonagricultural employment	338.8	360.4	381.9	404.6	413.6	417.4	419.7
Wage and salary	292.2	311.6	330.9	349.5	359.2	364.3	366.9
Other	46.6	48.8	51.0	55.1	54.4	53.1	52.8

Source: Colorado Department of Employment and U.S. Bureau of Labor Statistics.

Table III

Estimated Percentage Distribution of Family Income
After Deducting Federal Income Tax
Denver, Colorado, Housing Market Area

<u>Income</u>	<u>1965</u>		<u>1968</u>	
	<u>All families</u>	<u>Renter families</u>	<u>All families</u>	<u>Renter families</u>
Under \$3,000	10%	17%	9%	15%
\$3,000 - 3,999	6	10	5	9
4,000 - 4,999	7	11	6	11
5,000 - 5,999	8	14	7	11
6,000 - 6,999	11	12	9	11
7,000 - 7,999	12	10	11	11
8,000 - 8,999	10	8	11	9
9,000 - 9,999	9	6	9	7
10,000 - 12,499	14	7	17	10
12,500 - 14,999	6	3	7	3
15,000 and over	<u>7</u>	<u>2</u>	<u>9</u>	<u>3</u>
Total	100%	100%	100%	100%
Median	\$7,600	\$5,850	\$8,250	\$6,350

Source: Estimated by Housing Market Analyst.

Table IV

Population Changes
Denver, Colorado, Housing Market Area
April 1, 1950 to June 1, 1968

<u>Area</u>	<u>Average annual changes</u>									
	<u>April 1, 1950</u>		<u>April 1, 1960</u>		<u>June 1, 1965</u>		<u>June 1, 1968</u>			
	<u>to</u>		<u>to</u>		<u>to</u>		<u>to</u>			
	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>June 1, 1965</u>	<u>June 1, 1968</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
HMA total	612,128	929,383	1,098,000	1,187,000	31,725	5.2	32,600	3.5	29,650	2.7
Denver County	415,786	493,887	505,200	513,700	7,810	1.9	2,175	0.4	2,850	0.6
Adams County	40,234	120,296	162,100	187,100	8,006	19.9	8,075	6.7	8,325	5.1
Arapahoe County	52,125	113,426	148,300	169,200	6,130	11.8	6,750	6.0	6,950	4.7
Boulder County	48,296	74,254	91,500	101,100	2,596	5.4	3,350	4.5	3,200	3.5
Jefferson County	55,687	127,520	190,900	215,900	7,183	12.9	12,250	9.6	8,325	4.4

Source: 1950 and 1960 Censuses of Population and estimates by Housing Market Analyst.

Table V

Components of Population Change
Denver, Colorado, Housing Market Area
April 1, 1950 to June 1, 1965

<u>Source of change</u>	<u>April 1, 1950 to April 1, 1960</u>	<u>April 1, 1960 to June 1, 1965</u>
Total change HMA	317,255	168,600
Net natural increase	131,912	83,400
Migration	185,343	85,200
Denver County change	75,929	11,300
Net natural increase	70,292	31,400
Migration	5,637	-20,100
Adams County change	80,062	41,800
Net natural increase	18,627	17,400
Migration	61,435	24,400
Arapahoe County change	63,473	34,900
Net natural increase	17,715	11,950
Migration	45,758	22,950
Boulder County change	25,958	17,200
Net natural increase	8,794	7,150
Migration	17,164	10,050
Jefferson County change	71,833	63,400
Net natural increase	16,484	15,500
Migration	55,349	47,900

Source: U.S. Census Population Report.
 Denver Inter-County Regional Planning Commission.
 Estimates by Housing Market Analyst.

Table VI

Household Changes
Denver, Colorado, Housing Market Area
April 1, 1950 to June 1, 1968

<u>Area</u>	<u>Average annual changes</u>									
	<u>April 1 1950</u>	<u>April 1 1960</u>	<u>June 1 1965</u>	<u>June 1 1968</u>	<u>April 1, 1950 to April 1, 1960</u>		<u>April 1, 1960 to June 1, 1965</u>		<u>June 1, 1965 to June 1, 1968</u>	
					<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
HMA total	186,177	286,482	340,100	368,300	10,031	5.4	10,375	3.6	9,400	2.8
Denver County	130,306	165,535	172,200	176,100	3,523	2.7	1,300	0.8	1,300	0.8
Adams County	10,383	30,737	42,900	49,800	2,035	19.6	2,350	7.6	2,300	5.4
Arapahoe County	15,160	31,208	42,100	48,400	1,605	10.6	2,100	6.7	2,100	5.0
Boulder County	14,073	22,229	27,400	30,400	816	5.8	1,000	4.5	1,000	3.6
Jefferson County	16,255	36,773	55,500	63,600	2,052	12.6	3,625	9.9	2,700	4.9

Source: 1950 and 1960 Censuses of Housing and estimates by Housing Market Analyst.

Table VII

Dwelling Units Authorized by Building Permits
Denver, Colorado, HMA, January 1955 - April 1965

Total units authorized						
<u>Year</u>	<u>Denver County</u>	<u>Adams County</u>	<u>Arapahoe County</u>	<u>Boulder County</u>	<u>Jefferson County</u>	<u>HMA Total</u>
1955	4,851	3,195	1,633	807	2,348	12,834
1956	3,309	1,786	1,375	949	2,409	9,828
1957	2,274	1,707	1,733	1,030	2,063	8,807
1958	2,803	2,663	2,790	1,148	2,473	11,877
1959	2,052	2,465	2,692	830	3,188	11,227
1960	2,931	1,768	2,763	1,052	4,128	12,642
1961	4,473	2,964	3,990	1,238	6,288	18,953
1962	2,741	2,693	3,640	1,180	4,386	14,640
1963	2,797	1,788	2,211	1,393	2,957	11,146
1964	2,533	1,246	1,851	798	2,027	8,455
1964 First four months	808	466	545	238	754	2,811
1965 First four months	1,005	364	357	178	672	2,576
Multifamily units authorized						
1955	1,100	18	156	66	122	1,462
1956	693	20	200	122	215	1,250
1957	689	60	326	43	499	1,617
1958	1,517	50	696	303	742	3,308
1959	1,070	74	599	90	737	2,570
1960	2,172	113	842	245	1,314	4,686
1961	3,737	536	1,701	381	2,875	9,230
1962	1,961	431	811	321	1,232	4,756
1963	2,065	150	437	519	599	3,770
1964	1,865	18	306	147	172	2,508
1964 First four months	527	12	125	8	94	766
1965 First four months	785	2	21	15	102	925

Source: Denver Inter-County Regional Planning Commission.

Table VIII

Vacancy Trends
Denver, Colorado, Housing Market Area
1950, 1960, and 1965

	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>June 1, 1965</u>
HMA - Total housing units	197,629	307,287	370,900
Total vacant	11,700	20,805	30,800
Available vacant	3,202	11,588	21,250
For sale	1,314	3,115	3,900
Percent	1.2%	1.7%	1.8%
For rent	1,888	8,473	17,350
Percent	2.2%	7.2%	12.0%
Other vacant	8,498	9,217	9,550
Denver - Total housing units	133,690	174,124	185,500
Total vacant	3,384	8,589	13,400
Available vacant	1,699	6,652	11,400
For sale	692	756	900
Percent	1.0%	0.8%	1.0%
For rent	1,007	5,896	10,500
Percent	1.6%	7.1%	11.4%
Other vacant	1,685	1,937	2,000
Adams Co. - Total housing units	11,301	32,756	46,300
Total vacant	918	2,019	3,250
Available vacant	282	1,200	2,300
For sale	136	588	800
Percent	2.0%	2.4%	2.3%
For rent	146	612	1,500
Percent	3.8%	8.0%	13.5%
Other vacant	636	819	950

Table VIII (continued)

Vacancy Trends
Denver, Colorado, Housing Market Area
1950, 1960, and 1965

	<u>April 1, 1950</u>	<u>April 1, 1960</u>	<u>June 1, 1965</u>
Arapahoe Co. - Total housing units	16,111	33,127	45,400
Total vacant	951	1,919	3,250
Available vacant	434	1,247	2,500
For sale	146	601	800
Percent	1.4%	2.6%	2.5%
For rent	288	646	1,700
Percent	5.4%	7.1%	13.3%
Other vacant	517	672	750
Boulder Co. - Total housing units	16,467	25,602	31,400
Total vacant	2,394	3,373	4,000
Available vacant	255	772	1,300
For sale	61	299	400
Percent	0.7%	2.0%	2.1%
For rent	194	473	900
Percent	3.3%	5.8%	9.1%
Other vacant	2,139	2,601	2,700
Jefferson Co. - Total housing units	20,308	41,678	62,300
Total vacant	4,053	4,905	6,900
Available vacant	532	1,717	3,750
For sale	279	871	1,000
Percent	2.4%	3.0%	2.4%
For rent	253	846	2,750
Percent	4.9%	8.6%	15.2%
Other vacant	3,521	3,188	3,150

Source: 1950 and 1960 Censuses.
1965 estimated by Housing Market Analyst.

Table IX

Denver, Colorado, Area Postal Vacancy Survey

March 16-26, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant No.	%
		All	%	Used	New			All	%	Used	New			All	%	Used	New				
The Survey Area Total	334,721	18,056	5.4	15,917	2,139	3,251	275,883	10,025	3.6	8,669	1,356	1,266	58,838	8,031	13.6	7,248	783	1,985	6,240	239	3.8
Denver	219,683	12,385	5.6	11,116	1,269	2,486	173,521	6,293	3.6	5,668	625	590	46,162	6,092	13.2	5,448	644	1,896	2,082	84	4.0
Main Office	25,160	2,398	9.5	2,347	51	119	11,330	642	5.7	641	1	3	13,830	1,756	12.7	1,706	50	116	-	-	-
Branches:																					
Belmar	12,033	535	4.4	379	156	218	10,882	401	3.7	249	152	210	1,151	134	11.6	130	4	8	189	5	2.6
Edgewater	4,562	277	6.1	277	-	14	3,489	96	2.8	96	-	2	1,073	181	16.9	181	-	12	170	4	2.4
Lakewood	8,722	546	6.3	490	56	31	6,963	232	3.3	176	56	31	1,759	314	17.9	314	-	-	191	23	12.0
North Pecos	9,865	409	4.1	308	101	625	9,731	399	4.1	298	101	45	134	10	7.5	10	-	580	811	34	4.2
Thornton	9,092	486	5.3	405	81	65	9,054	482	5.3	401	81	65	38	4	10.5	4	-	-	66	-	-
Stations:																					
Alcott	7,867	256	3.3	250	6	2	7,513	169	2.2	165	4	2	354	87	24.6	85	2	-	-	-	-
Cherry Creek	11,706	844	7.1	748	96	155	6,604	244	3.7	244	-	6	5,102	600	11.8	504	96	149	-	-	-
East Colfax	11,603	1,203	10.4	1,121	82	121	4,285	160	3.7	160	-	-	7,318	1,043	14.3	961	82	121	-	-	-
Highlands	14,988	629	4.2	620	9	16	12,897	382	3.0	374	8	1	2,091	247	11.8	246	1	15	-	-	-
Montclair	14,304	406	2.8	397	9	222	11,958	255	2.1	246	9	3	2,346	151	6.4	151	-	219	86	-	-
Park Hill	8,306	402	4.8	402	-	1	8,186	401	4.9	401	-	-	120	1	0.8	1	-	1	-	-	-
Santa Fe Drive	12,005	1,017	8.5	998	19	249	9,239	594	6.4	576	18	2	2,766	423	15.3	422	1	247	-	-	-
South Denver	18,070	927	5.1	775	152	176	14,898	441	3.0	441	-	7	3,172	486	15.3	334	152	169	203	6	3.0
Stockyards	3,511	250	7.1	248	2	-	3,498	250	7.1	248	2	-	13	-	-	-	-	-	87	-	-
University	15,222	565	3.7	448	117	147	12,877	282	2.2	277	5	30	2,345	283	12.1	171	112	117	-	-	-
Wellshire	13,502	584	4.3	356	228	308	11,594	363	3.1	206	157	166	1,908	221	11.6	150	71	142	3	-	-
Westwood	19,165	651	3.4	547	104	17	18,523	500	2.7	469	31	17	642	151	23.5	78	73	-	276	12	4.3
Other Cities and Towns	115,038	5,671	4.9	4,801	870	765	102,362	3,732	3.6	3,001	731	676	12,676	1,939	15.3	1,800	139	89	4,158	155	3.7
Adams County	33,277	1,806	5.4	1,497	309	196	29,304	1,243	4.2	955	288	172	3,973	563	14.2	542	21	24	1,614	67	4.2
Aurora	17,632	1,049	5.9	812	237	126	15,020	714	4.8	496	218	102	2,612	335	12.8	316	19	24	1,051	58	5.5
Brighton	3,582	65	1.8	58	7	3	3,406	40	1.2	33	7	3	176	25	14.2	25	-	-	219	4	1.8
Commerce City	6,411	370	5.8	368	2	8	6,065	296	4.9	294	2	8	346	74	21.4	74	-	-	344	5	1.5
Westminster	5,652	322	5.7	259	63	59	4,813	193	4.0	132	61	59	839	129	15.4	127	2	-	-	-	-
Arapahoe County	28,192	1,541	5.5	1,371	170	212	26,175	1,093	4.2	923	170	209	2,017	448	22.2	448	-	3	650	57	8.8
Englewood	14,053	662	4.7	629	33	134	12,874	414	3.2	381	33	131	1,179	248	21.0	248	-	3	495	43	8.7
Littleton	14,139	879	6.2	742	137	78	13,301	679	5.1	542	137	78	838	200	23.9	200	-	-	155	14	9.0

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table IX (cont.)

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Denver, Colorado, Area Postal Vacancy Survey

March 16-26, 1965

Postal area	Total residences and apartments						Residences						Apartments						House trailers		
	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant units				Under const.	Total possible deliveries	Vacant	
		All	%	Used	New			All	%	Used	New			All	%	Used	New			No.	%
Boulder County	27,057	922	3.4	783	139	166	23,102	643	2.8	512	131	111	3,955	279	7.1	271	8	55	878	14	1.6
Boulder	15,876	421	2.7	340	81	70	12,758	284	2.2	203	81	48	3,118	137	4.4	137	-	22	537	4	0.7
Broomfield	2,133	94	4.4	87	7	19	1,991	67	3.4	60	7	19	142	27	19.0	27	-	-	20	-	-
Lafayette	1,242	58	4.7	56	2	5	1,192	50	4.2	48	2	5	50	8	16.0	8	-	-	68	7	10.3
Longmont	6,794	323	4.8	274	49	62	6,179	224	3.6	183	41	36	615	99	16.1	91	8	26	235	3	1.3
Louisville	1,012	26	2.6	26	-	10	982	18	1.8	18	-	3	30	8	26.7	8	-	7	18	-	-
Jefferson County	26,512	1,402	5.3	1,150	252	191	23,781	753	3.2	611	142	184	2,731	649	23.8	539	110	7	1,016	17	1.7
Arvada	12,600	592	4.7	511	81	135	11,440	377	3.3	297	80	135	1,160	215	18.5	214	1	-	420	14	3.3
Golden	7,002	398	5.7	345	53	40	6,298	262	4.2	220	42	33	704	136	19.3	125	11	7	596	3	0.5
Wheat Ridge	6,910	412	6.0	294	118	16	6,043	114	1.9	94	20	16	867	298	34.4	200	98	-	-	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table X

Sales Houses Completed During 1963 and 1964
By Sales Status and Price Class
Denver, Colorado, Housing Market Area

1965 Unsold Inventory Survey—Includes Houses Constructed Between Jan. 1, 1964 and Dec. 31, 1964

<u>Sales Price</u>	<u>Total Completions</u>	<u>Houses sold before const. start</u>	<u>Speculative Houses</u>			
			<u>Total</u>	<u>Number sold</u>	<u>Number unsold</u>	<u>Percent unsold</u>
\$10,000 - 12,499	164	15	149	134	15	10.0
12,500 - 14,999	437	103	334	273	61	18.3
15,000 - 17,499	1,059	511	548	393	155	28.3
17,500 - 19,999	798	496	302	243	59	19.5
20,000 - 24,999	469	368	101	83	18	17.8
25,000 - 29,999	150	107	43	35	8	18.6
30,000 and over	23	12	11	6	5	45.5
Total	3,100	1,612	1,488	1,167	321	21.6

1964 Unsold Inventory Survey—Includes Houses Constructed Between Jan. 1, 1963 and Dec. 31, 1963

\$10,000 - 12,499	261	231	30	11	19	63.3
12,500 - 14,999	761	541	220	165	55	25.0
15,000 - 17,499	1,724	1,223	501	338	163	32.5
17,500 - 19,999	1,768	1,223	545	328	217	39.8
20,000 - 24,999	1,008	655	353	229	124	35.1
25,000 - 29,999	258	169	89	64	25	28.1
30,000 and over	166	41	125	95	30	24.0
Total	5,946	4,083	1,863	1,230	633	34.0

Source: Unsold Inventory of New Houses Conducted by FHA Denver Insuring Office.