

**MONTHLY AREA STATISTICS April 1 - 30, 2005/2006**

as supplied by Metrolist. Information deemed reliable but not guaranteed.

Does not include all new builders.

All information is subject to change and should be independently verified.

**APRIL**

Single Family		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
		Jefferson County Central	JFC	292	391	\$279,942	\$273,364	68	59	4.3	6.6	\$236,011	\$244,760
Jefferson County North	JFN	214	255	256,174	253,262	68	35	3.1	7.3	236,616	243,231	87	87
Jefferson County South	JFS	563	641	380,474	402,302	157	127	3.6	5.0	315,219	337,791	65	86
Jefferson County West Golden	JFW	257	287	436,409	512,126	64	49	4.0	5.9	390,603	380,728	99	74
Jefferson County North Central	JNC	547	621	294,023	317,139	122	124	4.5	5.0	258,527	266,312	90	95
Jefferson County South Central	JSC	383	523	344,574	352,013	112	101	3.4	5.2	258,186	292,783	68	76
Jefferson County Sub Totals		<b>2,256</b>	<b>2,718</b>			<b>591</b>	<b>495</b>						
North Suburban West	NSW	762	883	290,004	283,915	133	129	5.7	6.8	221,296	223,795	78	104
<b>Totals</b>		<b>3,018</b>	<b>3,601</b>			<b>724</b>	<b>624</b>	<b>4.2</b>	<b>5.8</b>				
Metrolist Areas Totals		17,072	20,965	\$371,353	\$393,196	3,564	3,303	4.8	6.3	\$303,152	\$318,949	85	100

  

Condo/Townhouse		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
		Jefferson County Central	JFC	141	195	\$142,450	\$161,080	19	19	7.4	10.3	\$135,595	\$149,611
Jefferson County North	JFN	72	105	161,743	156,091	19	14	3.8	7.5	149,692	160,286	80	94
Jefferson County South	JFS	353	361	166,223	169,818	56	47	6.3	7.7	176,342	168,399	99	91
Jefferson County West Golden	JFW	76	79	177,632	216,566	18	8	4.2	9.9	176,130	181,000	79	121
Jefferson County North Central	JNC	196	235	164,135	162,812	26	34	7.5	6.9	173,127	169,606	114	95
Jefferson County South Central	JSC	394	453	156,349	155,561	66	46	6.0	9.8	161,934	158,535	98	122
Jefferson County Sub Totals		<b>1232</b>	<b>1428</b>			<b>204</b>	<b>168</b>						
North Suburban West	NSW	391	392	159,857	158,357	37	47	10.6	8.3	141,375	136,315	95	137
<b>Totals</b>		<b>1623</b>	<b>3248</b>			<b>445</b>	<b>383</b>	<b>3.6</b>	<b>8.5</b>				
Metrolist Areas Totals		7076	8080	\$199,943	\$222,570	906	997	7.8	8.1	\$184,573	\$188,146	114	112

\* Based on the assumption that sales stayed the same and no more listings came on the market, it would take this number of months for the existing inventory to be completely sold.

**APRIL**

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market		
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	
Mountain Single Family														
Mountain Clear Creek County	MCC	93	90	\$367,663	\$425,467	5	9	18.6	10.0	\$259,144	\$296,270	141	229	
Mountain Conifer Pine	MCP	247	236	474,151	572,088	28	38	8.8	6.2	334,144	392,272	147	167	
Mountain Evergreen North	MEN	164	193	813,201	789,746	29	25	5.7	7.7	613,250	484,502	110	78	
Mountain Evergreen South	MES	111	122	527,037	541,802	21	18	5.3	6.8	474,854	425,597	141	161	
Mountain Gilpin County	MGC	114	130	343,371	330,394	15	9	7.6	14.4	280,673	197,159	166	167	
Mountain Jefferson County Central	MJC	105	128	886,629	890,365	16	11	6.6	11.6	665,588	631,263	138	119	
Mountain Jefferson County North	MJN	42	47	858,066	925,216	5	2	8.4	23.5	291,300	239,680	153	250	
Mountain Jefferson County South	MJS	17	10	686,929	364,275	-	-	-	-	-	-	-	-	
<b>Totals</b>		<b>893</b>	<b>956</b>			<b>119</b>	<b>112</b>							
Condo/Townhouse														
Mountain Clear Creek County		MCC	22	23	\$117,195	\$114,435	2	-	11.0	\$135,000	-	239	-	
Mountain Conifer Pine		MCP	-	-	-	-	-	-	-	-	-	-	-	
Mountain Evergreen North		MEN	15	20	297,740	319,560	5	7	3.0	2.9	257,300	269,471	188	158
Mountain Evergreen South		MES	15	8	178,700	188,075	1	1	-	8.0	217,500	216,500	28	249
Mountain Gilpin County		MGC	-	1	-	245,000	-	-	-	-	-	-	-	
Mountain Jefferson County Central		MJC	18	17	355,577	338,182	-	-	-	-	-	-	-	
Mountain Jefferson County North		MJN	-	-	-	-	-	-	-	-	-	-	-	
Mountain Jefferson County South		MJS	-	-	-	-	-	-	-	-	-	-	-	
<b>Totals</b>			<b>70</b>	<b>69</b>			<b>8</b>	<b>8</b>						

\* Based on the assumption that sales stayed the same and no more listing came on the market it would take this number of months for the existing inventory to be completely sold.

This report and brief analysis of home sales in Jefferson County is provided by the Jefferson County Association of REALTORS.

Above analysis provided by Norman Waugh, Metro Brokers, Waugh, past president of the Jefferson County Association of REALTORS