

MONTHLY AREA STATISTICS December 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.

DECEMBER

		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
Single Family													
Jefferson County Central	JFC	323	288	\$270,888	\$276,175	62	43	5.2	6.7	\$230,016	\$237,408	99	107
Jefferson County North	JFN	193	194	266,214	248,900	41	26	4.7	7.5	253,759	217,563	99	84
Jefferson County South	JFS	441	497	418,987	399,996	99	104	4.5	4.8	312,295	320,875	99	124
Jefferson County West Golden	JFW	220	238	488,675	496,285	48	48	4.6	5.0	370,266	411,243	97	116
Jefferson County North Central	JNC	510	510	312,128	315,220	93	67	5.5	7.6	281,508	314,559	98	133
Jefferson County South Central	JSC	396	391	361,847	328,510	94	68	4.2	5.8	284,297	303,392	98	123
Jefferson County Sub Totals		2,083	2,118			437	356						
North Suburban West	NSW	710	758	264,930	289,887	133	104	5.3	7.3	244,261	254,565	119	99
Totals		2,793	2,876			570	460	4.9	6.3				
Metrolist Areas Totals		16,428	18,109	\$381,777	\$405,176	2,877	2,445	5.7	7.4	\$306,233	\$321,524	92	111
Condo/Townhouse													
Jefferson County Central	JFC	152	117	\$156,576	\$145,524	11	13	13.8	9.0	\$124,703	\$109,404	139	258
Jefferson County North	JFN	80	70	161,542	171,642	4	8	20.0	8.8	138,207	149,960	177	109
Jefferson County South	JFS	260	252	166,331	167,509	47	27	5.5	9.3	172,470	167,615	108	109
Jefferson County West Golden	JFW	62	70	184,798	246,023	7	9	8.9	7.8	174,642	185,207	53	109
Jefferson County North Central	JNC	205	165	163,976	163,041	22	31	9.3	5.3	167,033	139,600	76	152
Jefferson County South Central	JSC	367	358	153,192	160,548	37	39	9.9	9.2	149,535	159,064	94	129
Jefferson County Sub Totals		1126	1032			128	127						
North Suburban West	NSW	327	291	151,650	156,770	42	26	7.8	11.2	147,987	131,297	103	107
Totals		1453	2355			298	280	4.9	8.4				
Metrolist Areas Totals		6664	6425	\$199,704	\$225,241	836	659	8.0	9.7	\$184,758	\$180,084	121	122

* 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.

DECEMBER

Mountain 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
		Mountain Clear Creek County	MCC	87	75	\$538,840	\$346,019	8	5	10.9	15.0	\$228,196	\$242,105
Mountain Conifer Pine	MCP	207	190	551,433	554,122	21	15	9.9	12.7	404,504	444,267	83	173
Mountain Evergreen North	MEN	132	182	748,212	794,842	23	16	5.7	11.4	508,021	546,003	92	199
Mountain Evergreen South	MES	102	93	520,943	583,910	26	8	3.9	11.6	393,046	446,613	93	126
Mountain Gilpin County	MGC	102	113	324,678	360,614	4	9	25.5	12.6	228,250	363,050	179	164
Mountain Jefferson County Central	MJC	103	105	871,323	881,257	9	13	11.4	8.1	752,500	598,792	174	114
Mountain Jefferson County North	MJN	43	38	758,165	607,631	2	1	21.5	38.0	620,000	284,900	478	195
Mountain Jefferson County South	MJS	10	4	428,670	505,988	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	192	185	299,013	314,938	23	20	8.3	9.3	271,923	256,678	161	143
Totals		978	985			116	87						

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
		Mountain Clear Creek County	MCC	13	16	\$109,796	\$111,400	3	3	4.3	5.3	\$ 141,133	\$165,167
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	22	21	359,236	366,112	4	1	5.5	21.0	374,625	161,000	129	14
Mountain Evergreen South	MES	13	4	196,115	191,100	0	1	-	4.0	-	122,900	-	12
Mountain Gilpin County	MGC	-	3	245,000	245,000	0	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	14	10	306,364	335,855	1	-	14.0	-	192,500	-	88	-
Mountain Jefferson County North	MJN	-	1	-	319,950	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	6	11	183,933	134,264	1	-	-	-	186,500	-	187	-
Totals		62	54			-	-	-	-	-	-		

* 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