MONTHLY AREA STATISTICS December 1 - 30, 2007/2008

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		
Single Family		2007	2008		2007	2008		2007	2008		2007	2008		2007	2008		2007	2008	
Jefferson County Central	JFC	322	235	-27.02%	$290,929	$306,974	5.52%	40	32	-20.00%	8.1	7.3	-8.77%	$264,069	$220,403	-16.54%	86	89	3.49%
Jefferson County North	JFN	154	101	-34.42%	270,539	246,833	-8.76%	33	26	-21.21%	4.7	3.9	-16.76%	218,161	195,446	-10.41%	90	54	-40.00%
Jefferson County South	JFS	495	426	-13.94%	425,460	464,599	9.20%	98	77	-21.43%	5.1	5.5	9.53%	296,074	318,928	7.72%	83	97	16.87%
Jefferson County West Golden	JFW	262	254	-3.05%	538,042	578,744	7.56%	44	30	-31.82%	6.0	8.5	42.19%	371,068	376,170	1.37%	107	141	31.78%
Jefferson County North Central	JNC	446	362	-18.83%	327,475	317,117	-3.16%	94	60	-36.17%	4.7	6.0	27.16%	242,018	213,334	-11.85%	94	88	-6.38%
Jefferson County South Central	JSC	349	298	-14.61%	348,081	496,203	42.55%	68	70	2.94%	5.1	4.3	-17.05%	259,126	232,784	-10.17%	67	88	31.34%
Totals		**2,028**	**1,676**	**-17.36%**	**$366,754**	**$401,745**	**9.54%**	**377**	**295**	**-21.75%**	**5.4**	**5.7**	**5.61%**	**$275,086**	**$259,511**	**-5.66%**	**88**	**93**	**5.69%**
Metrolist Areas Totals		**18,709**	**14,995**	**-19.85%**	**$424,390**	**$511,601**	**20.55%**	**2,454**	**2,585**	**5.34%**	**7.6**	**5.8**	**-23.91%**	**$287,874**	**$240,945**	**-16.30%**	**105**	**98**	**-6.67%**
Condo/Townhouse		Active Listings			Average Asking Price			Number Sold			Absorption Rate *			Average Selling Price			Days on Market		
		2007	2008		2007	2008		2007	2008		2007	2008		2007	2008		2007	2008	
Jefferson County Central	JFC	90	74	-17.78%	$156,344	$167,882	7.38%	11	15	36.36%	8.2	4.9	-39.70%	$295,064	$79,980	-72.89%	201	75	-62.69%
Jefferson County North	JFN	37	29	-21.62%	161,329	146,728	-9.05%	10	11	10.00%	3.7	2.6	-28.75%	152,180	117,909	-22.52%	161	94	-41.61%
Jefferson County South	JFS	212	153	-27.83%	165,257	168,573	2.01%	32	22	-31.25%	6.6	7.0	4.97%	158,827	146,615	-7.69%	64	76	18.75%
Jefferson County West Golden	JFW	61	68	11.48%	247,497	289,639	17.03%	11	5	-54.55%	5.5	13.6	145.25%	174,885	186,050	6.38%	107	72	-32.71%
Jefferson County North Central	JNC	153	126	-17.65%	151,266	152,665	0.92%	24	24	0.00%	6.4	5.3	-17.65%	144,299	117,393	-18.65%	88	88	0.00%
Jefferson County South Central	JSC	242	184	-23.97%	156,695	173,740	10.88%	44	34	-22.73%	5.5	5.4	-1.60%	127,016	132,265	4.13%	92	98	6.52%
Totals		**795**	**634**	**-20.25%**	**$173,065**	**$183,205**	**5.86%**	**132**	**111**	**-15.91%**	**6.0**	**5.7**	**-5.16%**	**$175,379**	**$130,035**	**-25.85%**	**119**	**84**	**-29.45%**
Metrolist Areas Totals		**5894**	**4605**	**-21.87%**	**$267,268**	**$309,526**	**15.81%**	**765**	**649**	**-15.16%**	**7.7**	**7.1**	**-7.90%**	**$177,805**	**$162,770**	**-8.46%**	**114**	**104**	**-8.77%**

* 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		
Mountain Clear Creek County	MCC	101	102	0.99%	$421,136	$348,713	-17.20%	5	9	80.00%	20.2	11.3	-43.89%	$179,290	$212,033	18.26%	85	45	-47.06%
Mountain Conifer Pine	MCP	231	253	9.52%	558,100	532,051	-4.67%	17	24	41.18%	13.6	10.5	-22.42%	404,229	326,310	-19.28%	129	163	26.36%
Mountain Evergreen North	MEN	173	224	29.48%	1,020,692	1,071,900	5.02%	13	13	0.00%	13.3	17.2	29.48%	797,677	392,145	-50.84%	136	148	8.82%
Mountain Evergreen South	MES	98	112	14.29%	594,106	635,544	6.97%	14	15	7.14%	7.0	7.5	6.67%	293,286	377,425	28.69%	160	153	-4.38%
Mountain Gilpin County	MGC	93	101	8.60%	343,158	358,309	4.42%	9	6	-33.33%	10.3	16.8	62.90%	239,923	196,958	-17.91%	174	101	-41.95%
Mountain Jefferson County Central	MJC	124	112	-9.68%	936,535	878,231	-6.23%	10	9	-10.00%	12.4	12.4	0.36%	598,840	584,111	-2.46%	220	185	-15.91%
Mountain Jefferson County North	MJN	45	53	17.78%	822,576	842,574	2.43%	5	2	-60.00%	9.0	26.5	194.44%	434,500	264,078	-39.22%	210	467	122.38%
Mountain Jefferson County South	MJS	9	7	-22.22%	926,261	356,378	-61.53%	-	-	-	-	-		-	-	-	-	-	-
Mountain Park County East	MPE	206	192	-6.80%	314,857	288,414	-8.40%	8	13	62.50%	25.8	14.8	-42.64%	293,313	137,670	-53.06%	210	224	6.67%
Totals		1080	1156	7.04%	$659,713	$590,235	-10.53%	81	91	12.35%	13.3	12.7	-4.73%	$405,132	$311,341	-23.15%	166	186	12.24%

Condo/Townhouse		Active Listings			Average Asking Price			Number Sold			Absorption Rate *			Average Selling Price			Days on Market		
Mountain Clear Creek County	MCC	24	37	54.17%	$111,983	$120,062	7.21%	1	-	-	24.0	-	-	$ 68,000	-	-	177	-	-
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	22	38	72.73%	356,055	301,777	-15.24%	1	-	-	22.0	-	-	173,000	-	-	386	-	-
Mountain Evergreen South	MES	2	2	0.00%	152,450	152,450	0.00%	-	1	-	-	2.0	-	-	175,000	-	-	125	-
Mountain Gilpin County	MGC	6	5	-16.67%	260,167	241,380	-7.22%	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	7	9	28.57%	280,843	341,333	21.54%	-	1	-	-	9.0	-	-	154,650	-	-	-	-
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	7	7	0.00%	146,700	145,543	-0.79%	-	-	-	-	-	-	-	-	-	-	-	-
Totals		68	98	44.12%	$218,033	$217,091	-0.43%	2	2	0.00%	34.0	49.0	44.12%	$120,500	$164,825	36.78%	282	125	-55.60%

* 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.

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