

MONTHLY AREA STATISTICS February 1 - 28, 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.

FEBRUARY

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	279	346	\$270,689	\$275,647	51	45	5.5	7.7	\$244,568	\$223,700
Jefferson County North	JFN	207	198	244,410	258,298	41	39	5.0	5.1	230,873	251,374	76	113
Jefferson County South	JFS	531	538	375,598	417,792	109	101	4.9	5.3	306,155	320,017	95	92
Jefferson County West Golden	JFW	234	249	436,902	479,363	32	38	7.3	6.6	348,883	356,580	94	123
Jefferson County North Central	JNC	518	601	297,144	318,338	100	89	5.2	6.8	247,924	270,683	81	101
Jefferson County South Central	JSC	360	411	357,683	348,584	63	80	5.7	5.1	264,641	278,008	89	96
Totals		2,129	2,343			396	392	5.4	6.0				
Metrolist Areas Totals		16,072	18,201	\$371,358	\$389,252	2,293	2,559	7.0	7.1	\$292,711	\$305,017	97	105

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	144	177	\$143,413	\$160,114	11	13	13.1	13.6	\$145,572	\$121,769
Jefferson County North	JFN	63	91	163,706	156,450	14	6	4.5	15.2	155,771	166,133	94	173
Jefferson County South	JFS	343	294	175,502	169,053	37	42	9.3	7.0	171,268	164,235	106	138
Jefferson County West Golden	JFW	73	66	175,938	187,160	11	7	6.6	9.4	182,609	178,057	123	90
Jefferson County North Central	JNC	185	203	163,003	164,941	23	27	8.0	7.5	164,382	178,183	123	97
Jefferson County South Central	JSC	352	379	150,442	154,610	48	50	7.3	7.6	156,576	139,103	115	108
Totals		1160	1210			144	145	8.1	8.3				
Metrolist Areas Totals		6913	7283	\$201,628	\$202,357	694	714	10.0	10.2	\$182,229	\$175,422	117	126

* 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.

FEBRUARY

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	93	79	\$331,748	\$435,885	6	6	15.5	13.2	\$197,317	\$1,471,500
Mountain Conifer Pine	MCP	205	202	472,032	575,573	19	23	10.8	8.8	318,537	345,506	102	153
Mountain Evergreen North	MEN	129	149	988,802	778,238	14	20	9.2	7.5	516,756	513,506	290	135
Mountain Evergreen South	MES	96	100	563,984	561,971	13	8	7.4	12.5	439,923	351,831	115	215
Mountain Gilpin County	MGC	105	116	322,728	323,628	4	4	26.3	29.0	167,875	266,250	77	137
Mountain Jefferson County Central	MJC	98	117	851,186	857,509	8	12	12.3	9.8	449,330	580,400	135	186
Mountain Jefferson County North	MJN	46	37	783,516	837,762	4	7	11.5	5.3	433,775	462,843	186	188
Mountain Jefferson County South	MJS	13	11	851,377	602,982	-	-			-	-	0	-
Totals		785	811			68	80						

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	22	13	\$134,793	\$118,115	2	2		6.5	\$107,500	\$94,000
Mountain Conifer Pine	MCP	-	-	-	-	-	-			-	-	-	-
Mountain Evergreen North	MEN	24	20	265,613	361,710	2	-	12.0		553,253	-	12	-
Mountain Evergreen South	MES	13	10	181,269	198,640	-	-			-	-	-	-
Mountain Gilpin County	MGC	-	1	-	245,000	-	-			-	-	-	-
Mountain Jefferson County Central	MJC	10	19	310,960	304,021	3	1		19.0	254,400	180,000	132	190
Mountain Jefferson County North	MJN	1	-	184,900	-	-	-			-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-			-	-	-	-
Totals		69	63			7	3						

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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