

MONTHLY AREA STATISTICS February 1 - 28, 2006/2007

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	
		2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
		Jefferson County Central	JFC	346	276	\$275,647	\$291,966	45	52	7.7	5.3	\$223,700	\$242,324
Jefferson County North	JFN	198	181	258,298	254,876	39	30	5.1	6.0	251,374	210,327	113	80
Jefferson County South	JFS	538	475	417,792	419,993	101	93	5.3	5.1	320,017	290,422	92	106
Jefferson County West Golden	JFW	249	249	479,363	514,026	38	48	6.6	5.2	356,580	344,755	123	124
Jefferson County North Central	JNC	601	492	318,338	331,475	89	69	6.8	7.1	270,683	239,812	101	132
Jefferson County South Central	JSC	411	390	348,584	346,551	80	64	5.1	6.1	278,008	245,553	96	164
Jefferson County Sub Totals		2,343	2,063			392	356						
North Suburban West	NSW	801	792	279,974	306,270	113	101	7.1	7.8	217,965	195,482	101	101
Totals		3,144	2,855			505	457	6.2	6.2				
Metrolist Areas Totals		18,201	18,297	\$389,252	\$412,893	2,559	2,413	7.1	7.6	\$305,017	\$292,143	105	125

Condo/Townhouse		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
		Jefferson County Central	JFC	177	117	\$160,114	\$135,170	13	9	13.6	13.0	\$121,769	\$83,769
Jefferson County North	JFN	91	74	156,450	173,716	6	8	15.2	9.3	166,133	140,150	173	156
Jefferson County South	JFS	294	237	169,053	163,358	42	36	7.0	6.6	164,235	159,883	138	154
Jefferson County West Golden	JFW	66	57	187,160	227,808	7	7	9.4	8.1	178,057	233,363	90	120
Jefferson County North Central	JNC	203	194	164,941	162,808	27	16	7.5	12.1	178,183	139,125	97	121
Jefferson County South Central	JSC	379	335	154,610	156,704	50	51	7.6	6.6	139,103	151,401	108	128
Jefferson County Sub Totals		1210	1014			145	127						
North Suburban West	NSW	333	301	150,314	165,002	41	28	8.1	10.8	152,530	128,142	145	179
Totals		1543	2329			331	282	4.7	8.3				
Metrolist Areas Totals		7283	6541	\$202,357	\$222,363	714	677	10.2	9.7	\$175,422	\$169,498	126	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

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Mountain Single Family													
Mountain Clear Creek County	MCC	79	81	\$435,885	\$344,738	6	4	13.2	20.3	\$1,471,500	\$208,729	160	300
Mountain Conifer Pine	MCP	202	169	575,573	570,122	23	17	8.8	9.9	345,506	397,765	153	229
Mountain Evergreen North	MEN	149	156	778,238	902,371	20	18	7.5	8.7	513,506	534,994	135	166
Mountain Evergreen South	MES	100	78	561,971	632,478	8	13	12.5	6.0	351,831	359,119	215	176
Mountain Gilpin County	MGC	116	105	323,628	348,507	4	8	29.0	13.1	266,250	296,063	137	211
Mountain Jefferson County Central	MJC	117	95	857,509	908,429	12	12	9.8	7.9	580,400	511,792	186	180
Mountain Jefferson County North	MJN	37	43	837,762	667,534	7	4	5.3	10.8	462,843	312,250	188	281
Mountain Jefferson County South	MJS	11	4	602,982	443,738	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	201	197	304,413	314,061	24	10	8.4	19.7	271,471	248,015	166	202

Totals 1012 928 104 86

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Condo/Townhouse													
Mountain Clear Creek County	MCC	13	22	\$118,115	\$116,436	2	1	6.5	22.0	\$ 94,000	\$93,000	83	-
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	20	20	361,710	354,050	-	1	-	20.0	-	125,000	-	38
Mountain Evergreen South	MES	10	2	198,640	187,750	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	1	6	245,000	248,455	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	19	10	304,021	332,345	1	2	19.0	5.0	180,000	194,250	190	152
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	6	12	183,933	128,067	-	-	-	-	-	-	-	-

Totals 63 60 3 4 - - - -

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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