

MONTHLY AREA STATISTICS February 1 - 29, 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.

FEBRUARY

Single Family		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	276	308	11.59%	\$291,966	\$290,403	-0.54%	52	36	-30.77%	5.3	8.6	61.19%	\$242,324	\$244,207	0.78%	96	137	42.71%
Jefferson County North	JFN	181	165	-8.84%	254,876	280,922	10.22%	30	28	-6.67%	6.0	5.9	-2.33%	210,327	238,552	13.42%	80	91	13.75%
Jefferson County South	JFS	475	528	11.16%	419,993	463,751	10.42%	93	77	-17.20%	5.1	6.9	34.26%	290,422	312,016	7.44%	106	104	-1.89%
Jefferson County West Golden	JFW	249	263	5.62%	514,026	527,435	2.61%	48	37	-22.92%	5.2	7.1	37.02%	344,755	400,054	16.04%	124	124	0.00%
Jefferson County North Central	JNC	492	445	-9.55%	331,475	326,741	-1.43%	69	66	-4.35%	7.1	6.7	-5.44%	239,812	245,773	2.49%	132	128	-3.03%
Jefferson County South Central	JSC	390	371	-4.87%	346,551	369,893	6.74%	64	55	-14.06%	6.1	6.7	10.69%	245,553	242,502	-1.24%	164	89	-45.73%
Totals		2,063	2,080	0.0085	359,815	376,524	0.0467	356	299	-0.1599	5.8	7.0	20.04%	262,199	280,517	0.0649	702	673	0.0097
Metrolist Areas Totals		18,297	19,067	4.21%	\$412,893	\$437,033	5.85%	2,413	2,342	-2.94%	7.6	8.1	7.37%	\$292,143	\$278,871	-4.54%	125	111	-11.20%
Condo/Townhouse		Active Listings		Average Asking Price			Number Sold		Absorption Rate *			Average Selling Price		Days on Market					
Jefferson County Central	JFC	117	87	-25.64%	\$135,170	\$181,993	34.64%	9	13	44.44%	13.0	6.7	-48.52%	\$83,769	\$124,063	48.10%	151	104	-31.13%
Jefferson County North	JFN	74	40	-45.95%	173,716	146,824	-15.48%	8	5	-37.50%	9.3	8.0	-13.51%	140,150	134,818	-3.80%	156	69	-55.77%
Jefferson County South	JFS	237	222	-6.33%	163,358	168,358	3.06%	36	29	-19.44%	6.6	7.7	16.28%	159,883	154,524	-3.35%	154	116	-24.68%
Jefferson County West Golden	JFW	57	53	-7.02%	227,808	257,605	13.08%	7	11	57.14%	8.1	4.8	-40.83%	233,363	177,210	-24.06%	120	168	40.00%
Jefferson County North Central	JNC	194	144	-25.77%	162,808	151,722	-6.81%	16	17	6.25%	12.1	8.5	-30.14%	139,125	129,744	-6.74%	121	143	18.18%
Jefferson County South Central	JSC	335	228	-31.94%	156,704	154,071	-1.68%	51	29	-43.14%	6.6	7.9	19.69%	151,401	151,999	0.39%	128	92	-28.13%
Totals		1014	774	-0.2377	169,927	176,762	0.0447	127	104	0.0129	9.3	7.2	-0.1617	151281.83	145393.00	0.0176	138.33	115.33	-0.1359
Metrolist Areas Totals		6541	5970	-8.73%	\$222,363	\$276,859	24.51%	677	659	-2.66%	9.7	9.1	-6.24%	\$169,498	\$171,817	1.37%	126	123	-2.38%

* 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			
Mountain Clear Creek County	MCC	81	93	14.81%	\$344,738	\$429,630	24.63%	4	5	25.00%	20.3	18.6	-8.15%	\$208,729	\$199,975	-4.19%	300	60	-80.00%
Mountain Conifer Pine	MCP	169	205	21.30%	570,122	570,906	0.14%	17	24	41.18%	9.9	8.5	-14.08%	397,765	333,087	-16.26%	229	156	-31.88%
Mountain Evergreen North	MEN	156	165	5.77%	902,371	1,064,127	17.93%	18	16	-11.11%	8.7	10.3	18.99%	534,994	515,500	-3.64%	166	143	-13.86%
Mountain Evergreen South	MES	78	100	28.21%	632,478	555,662	-12.15%	13	7	-46.15%	6.0	14.3	138.10%	359,119	344,086	-4.19%	176	126	-28.41%
Mountain Gilpin County	MGC	105	86	-18.10%	348,507	355,560	2.02%	8	6	-25.00%	13.1	14.3	9.21%	296,063	226,833	-23.38%	211	119	-43.60%
Mountain Jefferson County Central	MJC	95	131	37.89%	908,429	956,195	5.26%	12	9	-25.00%	7.9	14.6	83.86%	511,792	463,289	-9.48%	180	207	15.00%
Mountain Jefferson County North	MJN	43	38	-11.63%	667,534	790,382	18.40%	4	2	-50.00%	10.8	-	-	312,250	162,400	-47.99%	281	37	-86.83%
Mountain Jefferson County South	MJS	4	9	125.00%	443,738	284,308	-35.93%	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	197	202	2.54%	314,061	332,614	5.91%	10	12	20.00%	19.7	16.8	-14.55%	248,015	223,033	-10.07%	202	142	-29.70%
Totals		928	1029	0.3430	855,330	889,897	0.0437	86	81	-0.1185	9.6	10.0	0.3556	478,121	411,367		175	165	-0.2892
Metrolist Areas Totals		18,297	19,067	4.21%	412,893	437,033	5.85%	2413	2342	-2.94%	7.6	8.1	7.37%	292,143	278,871	-4.54%	125	111	-11.20%
Condo/Townhouse		Active Listings		Average Asking Price			Number Sold			Absorption Rate *			Average Selling Price			Days on Market			
Mountain Clear Creek County	MCC	22	23	4.55%	\$116,436	\$117,187	0.64%	1	-	-	22.0	-	-	\$ 93,000	-	-	-	-	-
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	20	22	10.00%	354,050	332,600	-6.06%	1	1	0.00%	20.0	22.0	-	125,000	125,000	-	38	60	57.89%
Mountain Evergreen South	MES	2	4	100.00%	187,750	183,725	-2.14%	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	6	5	-16.67%	248,455	264,780	6.57%	-	1	-	-	-	-	-	215,000	-	-	775	-
Mountain Jefferson County Central	MJC	10	9	-10.00%	332,345	314,544	-5.36%	2	3	50.00%	5.0	3.0	-	194,250	192,833	-	152	153	0.66%
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	12	8	-33.33%	128,067	142,113	10.97%	-	-	-	-	-	-	-	-	-	-	-	-
Totals		72	71	0.0909	227,851	225,825	0.0077	4	5	25.00%	18.0			68,708	88,806		32	165	0

* 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.