**MONTHLY AREA STATISTICS February1 - 28, 2008/2009**

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.

| FEBRUAY | | Active Listings | | | Average Asking Price | | | Number Sold | | | Absorption Rate * | | | Average Selling Price | | | Days on Market | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single Family | | 2008 | 2009 | | 2008 | 2009 | | 2008 | 2009 | | 2008 | 2009 | | 2008 | 2009 | | 2008 | 2009 | |
| Jefferson County Central | JFC | 308 | 216 | -29.87% | $290,403 | $294,111 | 1.28% | 36 | 33 | -8.33% | 8.6 | 6.5 | -23.49% | $244,207 | $250,427 | 2.55% | 137 | 112 | -18.25% |
| Jefferson County North | JFN | 165 | 108 | -34.55% | 280,922 | 256,170 | -8.81% | 28 | 24 | -14.29% | 5.9 | 4.5 | -23.64% | 238,552 | 192,740 | -19.20% | 91 | 108 | 18.68% |
| Jefferson County South | JFS | 528 | 493 | -6.63% | 463,751 | 468,148 | 0.95% | 77 | 66 | -14.29% | 6.9 | 7.5 | 8.93% | 312,016 | 274,941 | -11.88% | 104 | 98 | -5.77% |
| Jefferson County West Golden | JFW | 263 | 288 | 9.51% | 527,435 | 568,268 | 7.74% | 37 | 28 | -24.32% | 7.1 | 10.3 | 44.70% | 400,054 | 395,737 | -1.08% | 124 | 133 | 7.26% |
| Jefferson County North Central | JNC | 445 | 366 | -17.75% | 326,741 | 330,367 | 1.11% | 66 | 62 | -6.06% | 6.7 | 5.9 | -12.45% | 245,773 | 228,635 | -6.97% | 128 | 102 | -20.31% |
| Jefferson County South Central | JSC | 371 | 321 | -13.48% | 369,893 | 425,275 | 14.97% | 55 | 54 | -1.82% | 6.7 | 5.9 | -11.87% | 242,502 | 256,687 | 5.85% | 89 | 83 | -6.74% |
| **Totals** | | **2,080** | **1,792** | **-13.85%** | **$376,524** | **$390,390** | **3.68%** | **299** | **267** | **-10.70%** | **7.0** | **6.7** | **-3.52%** | **$280,517** | **$266,528** | **-4.99%** | **112** | **106** | **-5.50%** |
| **Metrolist Areas Totals** | | **19,067** | **15,228** | **-20.13%** | **$437,033** | **$516,359** | **18.15%** | **2,342** | **2,008** | **-14.26%** | **8.1** | **7.6** | **-6.85%** | **$278,871** | **$236,920** | **-15.04%** | **111** | **107** | **-3.60%** |

| Condo/Townhouse | | Active Listings | | | Average Asking Price | | | Number Sold | | | Absorption Rate * | | | Average Selling Price | | | Days on Market | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Jefferson County Central | JFC | 87 | 72 | -17.24% | $181,993 | $170,016 | -6.58% | 13 | 7 | -46.15% | 6.7 | 10.3 | 53.69% | $124,063 | $104,636 | -15.66% | 104 | 107 | 2.88% |
| Jefferson County North | JFN | 40 | 30 | -25.00% | 146,824 | 144,635 | -1.49% | 5 | 3 | -40.00% | 8.0 | 10.0 | 25.00% | 134,818 | 157,933 | 17.15% | 69 | 90 | 30.43% |
| Jefferson County South | JFS | 222 | 188 | -15.32% | 168,358 | 176,491 | 4.83% | 29 | 17 | -41.38% | 7.7 | 11.1 | 44.46% | 154,524 | 114,988 | -25.59% | 116 | 122 | 5.17% |
| Jefferson County West Golden | JFW | 53 | 69 | 30.19% | 257,605 | 290,290 | 12.69% | 11 | 10 | -9.09% | 4.8 | 6.9 | 43.21% | 177,210 | 249,918 | 41.03% | 168 | 118 | -29.76% |
| Jefferson County North Central | JNC | 144 | 135 | -6.25% | 151,722 | 154,477 | 1.82% | 17 | 19 | 11.76% | 8.5 | 7.1 | -16.12% | 129,744 | 143,721 | 10.77% | 143 | 142 | -0.70% |
| Jefferson County South Central | JSC | 228 | 181 | -20.61% | 154,071 | 180,316 | 17.03% | 29 | 30 | 3.45% | 7.9 | 6.0 | -23.26% | 151,999 | 126,263 | -16.93% | 92 | 78 | -15.22% |
| **Totals** | | **774** | **675** | **-12.79%** | **$176,762** | **$186,038** | **5.25%** | **104** | **86** | **-17.31%** | **7.4** | **7.8** | **5.46%** | **$145,393** | **$149,577** | **2.88%** | **115** | **110** | **-5.06%** |
| **Metrolist Areas Totals** | | **5970** | **4831** | **-19.08%** | **$276,859** | **$309,593** | **11.82%** | **659** | **476** | **-27.77%** | **9.1** | **10.1** | **12.03%** | **$171,817** | **$138,239** | **-19.54%** | **123** | **109** | **-11.38%** |

* 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 | 93 | 97 | 4.30% | $429,630 | $354,660 | -17.45% | 5 | 5 | 0.00% | 18.6 | 19.4 | 4.30% | $199,975 | $169,550 | -15.21% | 60 | 124 | 106.67% |
| Mountain Conifer Pine | MCP | 205 | 248 | 20.98% | 570,906 | 557,672 | -2.32% | 24 | 12 | -50.00% | 8.5 | 20.7 | 141.95% | 333,087 | 293,763 | -11.81% | 156 | 231 | 48.08% |
| Mountain Evergreen North | MEN | 165 | 222 | 34.55% | 1,064,127 | 1,121,401 | 5.38% | 16 | 8 | -50.00% | 10.3 | 27.8 | 169.09% | 515,500 | 447,225 | -13.24% | 143 | 126 | -11.89% |
| Mountain Evergreen South | MES | 100 | 117 | 17.00% | 555,662 | 594,614 | 7.01% | 7 | 6 | -14.29% | 14.3 | 19.5 | 36.50% | 344,086 | 317,917 | -7.61% | 126 | 248 | 96.83% |
| Mountain Gilpin County | MGC | 86 | 95 | 10.47% | 355,560 | 358,798 | 0.91% | 6 | 5 | -16.67% | 14.3 | 19.0 | 32.56% | 226,833 | 274,000 | 20.79% | 119 | 262 | 120.17% |
| Mountain Jefferson County Central | MJC | 131 | 112 | -14.50% | 956,195 | 957,995 | 0.19% | 9 | 9 | 0.00% | 14.6 | 12.4 | -14.50% | 463,289 | 631,389 | 36.28% | 207 | 236 | 14.01% |
| Mountain Jefferson County North | MJN | 38 | 49 | 28.95% | 790,382 | 836,296 | 5.81% | 2 | 2 | 0.00% | 19.0 | 24.5 | 28.95% | 463,289 | 211,000 | -54.46% | 37 | 132 | 256.76% |
| Mountain Jefferson County South | MJS | 9 | 7 | -22.22% | 284,308 | 338,949 | 19.22% | - | - | - | - | - | - | 162,400 | - | - | - | - | - |
| Mountain Park County East | MPE | 202 | 198 | -1.98% | 332,614 | 284,178 | -14.56% | 12 | 17 | 41.67% | 16.8 | 11.6 | -30.81% | 223,033 | 175,478 | -21.32% | 142 | 111 | -21.83% |
| **Totals** | | 1029 | 1145 | 11.27% | $593,265 | $600,507 | 1.22% | 81 | 64 | -20.99% | 12.7 | 17.9 | 40.83% | $325,721 | $315,040 | -3.28% | 124 | 184 | 48.48% |

| Condo/Townhouse | | Active Listings | | | Average Asking Price | | | Number Sold | | | Absorption Rate * | | | Average Selling Price | | | Days on Market | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Mountain Clear Creek County | MCC | 23 | 34 | 47.83% | $117,187 | $118,976 | 1.53% | - | 1 | - | - | 34.0 | - | - | $50,000 | - | - | 58 | - |
| Mountain Conifer Pine | MCP | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Mountain Evergreen North | MEN | 22 | 34 | 54.55% | 332,600 | 306,657 | -7.80% | 1 | 2 | - | 22.0 | 17.0 | - | 125,000 | 291,250 | 133.00% | 60 | 84 | 40.00% |
| Mountain Evergreen South | MES | 4 | 5 | 25.00% | 183,725 | 178,360 | -2.92% | - | - | - | - | - | - | - | - | - | - | - | - |
| Mountain Gilpin County | MGC | 5 | 4 | -20.00% | 264,780 | 239,475 | -9.56% | 1 | - | - | 5.0 | - | - | 215,000 | - | - | 775 | - | - |
| Mountain Jefferson County Central | MJC | 9 | 13 | 44.44% | 314,544 | 332,877 | 5.83% | 3 | - | - | 3.0 | - | - | 192,833 | - | - | 153 | - | - |
| Mountain Jefferson County North | MJN | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Mountain Jefferson County South | MJS | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Mountain Park County East | MPE | 8 | 7 | -12.50% | 142,113 | 143,271 | 0.81% | - | - | - | - | - | - | - | - | - | - | - | - |
| **Totals** | | 71 | 97 | 36.62% | $225,825 | $219,936 | -2.61% | 5 | 3 | -40.00% | 14.2 | 32.3 | 127.70% | $177,611 | $170,625 | -3.93% | 329 | 71 | -78.44% |

* 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.