

MONTHLY AREA STATISTICS January 1 - 31, 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.

JANUARY

Residential		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	283	339	\$270,149	\$274,555	46	42	6.2	8.1	\$222,958	\$282,524
Jefferson County North	JFN	225	200	245,087	262,542	33	25	6.8	8.0	244,724	259,992	73	69
Jefferson County South	JFS	511	486	371,753	411,000	79	92	6.5	5.3	314,981	318,681	74	88
Jefferson County West Golden	JFW	247	237	435,161	478,668	36	55	6.9	4.3	409,463	424,354	97	73
Jefferson County North Central	JNC	492	591	295,704	312,774	65	79	7.6	7.5	248,521	275,969	94	92
Jefferson County South Central	JSC	355	417	349,727	356,453	49	54	7.2	7.7	290,081	275,644	91	101
Totals		2,113	2,270			308	347	6.9	6.5				
Metrolist Areas Totals		15,391	17,408	\$373,202	\$385,452	1,937	2,188	7.9	8.0	\$294,594	\$306,982	95	102

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	135	162	\$143,139	\$161,671	3	6	45.0	27.0	\$157,500	\$142,800
Jefferson County North	JFN	62	85	162,010	153,401	18	18	3.4	4.7	172,743	168,728	80	139
Jefferson County South	JFS	322	281	172,813	168,404	121	37	2.7	7.6	167,099	172,441	130	95
Jefferson County West Golden	JFW	66	69	181,720	186,772	18	9	3.7	7.7	194,775	158,328	248	170
Jefferson County North Central	JNC	176	215	164,757	165,721	38	25	4.6	8.6	156,591	181,922	112	62
Jefferson County South Central	JSC	333	378	151,586	155,608	123	29	2.7	13.0	151,564	160,254	106	105
Totals		1094	1190			321	124	3.4	9.6				
Metrolist Areas Totals		6515	6979	\$203,149	\$201,607	542	655	12.0	10.7	\$191,498	\$192,271	120	133

* 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.

JANUARY

		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
		Residential											
Mountain Clear Creek County	MCC	78	85	\$332,740	\$549,485	4	5	19.5	17.0	\$622,788	\$223,335	127	142
Mountain Conifer Pine	MCP	181	199	452,498	562,886	23	15	7.9	13.3	333,275	444,000	129	97
Mountain Evergreen North	MEN	145	126	945,128	727,521	20	17	7.3	7.4	496,600	464,265	151	96
Mountain Evergreen South	MES	92	101	568,735	522,271	11	21	8.4	4.8	364,818	389,465	104	81
Mountain Gilpin County	MGC	105	96	332,086	321,890	10	4	10.5	24.0	164,415	228,250	179	179
Mountain Jefferson County Central	MJC	101	103	848,386	867,096	11	9	9.2	11.4	589,353	739,944	207	155
Mountain Jefferson County North	MJN	43	40	801,135	650,600	1	2	43.0	20.0	480,000	620,000	95	478
Mountain Jefferson County South	MJS	18	13	776,317	403,969	1	-	18.0	-	370,000	-	235	-
Totals		763	763			81	73						

		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
		Condo/Townhouse											
Mountain Clear Creek County	MCC	21	12	\$127,007	\$112,779	-	2	-	6.0	-	\$156,500	-	199
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	23	22	281,148	346,836	1	1	23.0	22.0	170,000	255,000	38	149
Mountain Evergreen South	MES	6	13	185,000	201,023	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	-	1	-	245,000	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	10	16	312,860	310,719	-	3	-	5.3	-	286,000	-	82
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		60	64			1	6						

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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