

MONTHLY AREA STATISTICS January 1 - 31, 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.

JANUARY

		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
Single Family													
Jefferson County Central	JFC	339	295	\$274,555	\$283,475	42	41	8.1	7.2	\$282,524	\$242,493	95	114
Jefferson County North	JFN	200	182	262,542	254,615	25	33	8.0	5.5	259,992	231,556	69	101
Jefferson County South	JFS	486	480	411,000	421,669	92	103	5.3	4.7	318,681	326,309	88	102
Jefferson County West Golden	JFW	237	233	478,668	511,328	55	42	4.3	5.5	424,354	395,219	73	118
Jefferson County North Central	JNC	591	484	312,774	323,656	79	91	7.5	5.3	275,969	257,486	92	113
Jefferson County South Central	JSC	417	399	356,453	342,531	54	66	7.7	6.0	275,644	270,725	101	139
Jefferson County Sub Totals		2,270	2,073			347	376						
North Suburban West	NSW	734	770	272,663	297,279	93	113	7.9	6.8	219,994	217,070	133	113
Totals		3,004	2,843			440	489	6.8	5.8				
Metrolist Areas Totals		17,408	17,985	\$385,452	\$409,061	2,188	2,667	8.0	6.7	\$306,982	\$297,368	102	117
Condo/Townhouse													
Jefferson County Central	JFC	162	115	\$161,671	\$133,692	6	11	27.0	10.5	\$142,800	\$130,662	108	233
Jefferson County North	JFN	85	68	153,401	173,291	18	7	4.7	9.7	168,728	156,664	139	182
Jefferson County South	JFS	281	238	168,404	167,960	37	36	7.6	6.6	172,441	184,993	95	132
Jefferson County West Golden	JFW	69	63	186,772	212,302	9	19	7.7	3.3	158,328	210,057	170	114
Jefferson County North Central	JNC	215	190	165,721	161,886	25	15	8.6	12.7	181,922	149,287	62	97
Jefferson County South Central	JSC	378	314	155,608	155,059	29	58	13.0	5.4	160,254	148,879	105	128
Jefferson County Sub Totals		1190	988			124	146						
North Suburban West	NSW	324	278	149,862	159,051	33	58	9.8	4.8	152,069	169,129	153	112
Totals		1514	2254			281	350	5.4	6.4				
Metrolist Areas Totals		6979	6365	\$201,607	\$226,620	655	873	10.7	7.3	\$192,271	\$170,440	133	131

* 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

Mountain Single Family		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Mountain Clear Creek County	MCC	83	81	\$452,611	\$336,746	4	1	20.8	81.0	\$181,100	\$247,000	129	116
Mountain Conifer Pine	MCP	217	172	556,073	551,266	30	30	7.2	5.7	318,603	412,022	135	211
Mountain Evergreen North	MEN	137	165	764,565	861,990	27	18	5.1	9.2	548,307	404,300	120	170
Mountain Evergreen South	MES	106	77	540,404	603,367	12	12	8.8	6.4	424,213	401,583	118	153
Mountain Gilpin County	MGC	111	101	324,990	358,136	7	7	15.9	14.4	296,125	209,766	266	167
Mountain Jefferson County Central	MJC	111	98	862,912	903,234	9	6	12.3	16.3	508,889	763,022	98	113
Mountain Jefferson County North	MJN	37	37	817,813	691,252	5	2	7.4	18.5	348,600	652,250	185	96
Mountain Jefferson County South	MJS	12	3	576,892	541,650	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	196	185	300,025	307,186	14	16	14.0	11.6	256,871	219,172	213	187
Totals		1010	919			108	92						

Condo/Townhouse		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Mountain Clear Creek County	MCC	12	17	\$112,779	\$100,865	2	1	6.0	17.0	\$ 156,500	\$224,000	199	330
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	22	22	346,836	347,970	1	-	22.0	-	255,000	-	149	-
Mountain Evergreen South	MES	13	4	201,023	188,600	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	1	5	245,000	246,730	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	16	10	310,719	328,260	3	3	5.3	3.3	286,000	342,433	82	128
Mountain Jefferson County North	MJN	-	1	-	319,950	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	5	11	185,740	134,264	-	-	-	-	-	-	-	-
Totals		64	58			6	4	-	-	-	-		

* Based on the assumption that sales stayed the same and no more listing 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.

Above analysis provided by Norman Waugh, Metro Brokers, Waugh, past president of the Jefferson County Association of REALTORS