

MONTHLY AREA STATISTICS July 1 - 31, 2004/2005

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.

JULY

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Residential													
Jefferson County Central	JFC	412	369	\$261,325	\$275,549	68	66	6.1	5.6	\$238,258	\$256,563	76	84
Jefferson County North	JFN	279	236	254,417	267,081	67	75	4.2	3.1	234,695	235,060	70	65
Jefferson County South	JFS	677	589	370,459	419,915	155	182	4.4	3.2	310,799	335,180	60	74
Jefferson County West (Golden)	JFW	290	271	513,896	498,363	64	76	4.5	3.6	363,509	357,230	59	70
Jefferson County North (Central)	JNC	677	597	280,467	308,064	136	165	5.0	3.6	264,338	262,412	64	72
Jefferson County South (Central)	JSC	473	475	296,336	328,127	91	103	5.2	4.6	252,140	284,044	61	66
Totals		2,808	2,537			581	667						
Metrolist Areas Totals		20,150	19,009	\$364,262	\$383,230	3,732	3,881	5.4	4.9	\$295,795	\$311,249	70	75

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Condo/Townhouse													
Jefferson County Central	JFC	149	172	\$142,862	\$157,786	32	7	4.7	24.6	\$149,429	\$144,100	90	152
Jefferson County North	JFN	72	95	157,190	153,778	10	10	7.2	9.5	145,249	150,638	161	67
Jefferson County South	JFS	377	353	172,726	166,907	53	61	7.1	5.8	176,956	165,768	97	84
Jefferson County West (Golden)	JFW	92	60	178,630	168,099	22	17	4.2	3.5	162,482	185,421	66	120
Jefferson County North (Central)	JNC	232	187	166,869	162,150	37	27	6.3	6.9	163,230	177,851	83	84
Jefferson County South (Central)	JSC	401	421	152,400	154,663	65	56	6.2	7.5	157,424	153,268	78	85
Totals		1323	1288			219	178						
Metrolist Areas Totals		7806	7950	\$200,805	\$197,522	1,001	979	7.8	8.1	\$176,542	\$189,872	92	107

* 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.

JULY

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Mountain Clear Creek County	MCC	153	119	\$379,498	\$362,734	10	12	15.3	9.9	\$237,320	\$216,667	98	83
Mountain Conifer Pine	MCP	239	308	471,914	473,598	27	25	8.9	12.3	410,565	401,242	119	100
Mountain Evergreen North	MEN	231	202	746,281	772,425	38	31	6.1	6.5	554,221	625,784	126	110
Mountain Evergreen South	MES	153	140	493,258	469,369	18	21	8.5	6.7	348,550	417,110	56	63
Mountain Gilpin County	MGC	150	152	327,628	338,451	5	11	30.0	13.8	285,580	279,245	81	171
Mountain Jefferson County Central	MJC	144	120	731,396	891,422	21	12	6.9	10.0	619,820	391,165	155	90
Mountain Jefferson County North	MJN	72	66	621,662	631,035	5	5	14.4	13.2	374,700	261,400	51	86
Mountain Jefferson County South	MJS	62	12	526,194	571,967	11	1	5.6		331,072	\$ 785,000	68	92
Totals		1204	1119			135	118						

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		2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005
Mountain Clear Creek County	MCC	32	28	\$129,841	\$120,898	1	2	32.0	14.0	\$220,000	\$113,000	207	24
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	27	31	330,876	323,629	2	2	13.5	15.5	122,750	238,000	54	90
Mountain Evergreen South	MES	13	10	193,193	204,840	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	1	-	251,000	-	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	18	17	355,482	312,176	4	1	17.0		203,000	425,000	45	21
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	1	-	450,000	-	-	-	-	-	-	-	-	-
Totals		91	86			7	5						

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