

MONTHLY AREA STATISTICS July 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.

JULY

		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
Single Family													
Jefferson County Central	JFC	362	405	\$272,807	\$278,130	74	51	4.9	7.9	\$260,839	\$248,190	79	88
Jefferson County North	JFN	240	303	267,632	257,880	75	53	3.2	5.7	242,613	233,706	58	79
Jefferson County South	JFS	582	721	394,315	397,664	206	183	2.8	3.9	329,008	351,153	69	65
Jefferson County West Golden	JFW	271	337	489,887	502,421	76	50	3.6	6.7	366,024	444,446	81	83
Jefferson County North Central	JNC	590	743	305,291	310,117	167	126	3.5	5.9	259,031	266,888	67	103
Jefferson County South Central	JSC	484	571	329,965	346,420	116	107	4.2	5.3	284,388	320,337	64	94
Jefferson County Sub Totals		2,529	3,080			714	570						
North Suburban West	NSW	779	962	273,925	296,049	150	141	5.2	6.8	268,108	244,457	99	102
Totals		3,308	4,042			864	711	3.8	5.7				
Metrolist Areas Totals		18,572	23,442	\$377,305	\$401,896	4,298	3,799	4.3	6.2	\$314,588	\$328,721	75	90
Condo/Townhouse													
Jefferson County Central	JFC	174	173	\$155,963	\$141,280	9	12	19.3	14.4	\$127,011	\$127,683	151	195
Jefferson County North	JFN	95	100	153,225	163,457	9	11	10.6	9.1	183,755	149,227	66	131
Jefferson County South	JFS	362	355	167,907	169,260	66	72	5.5	4.9	174,256	180,772	75	103
Jefferson County West Golden	JFW	57	86	168,236	222,013	19	24	3.0	3.6	159,263	157,917	108	100
Jefferson County North Central	JNC	195	257	164,279	154,086	36	26	5.4	9.9	164,131	166,082	101	73
Jefferson County South Central	JSC	441	492	154,127	158,425	64	56	6.9	8.8	161,193	144,289	83	103
Jefferson County Sub Totals		1324	1463			203	201						
North Suburban West	NSW	416	400	154,092	158,165	44	31	9.5	12.9	155,727	155,615	163	119
Totals		1740	3326			450	433	3.9	7.7				
Metrolist Areas Totals		7930	8547	\$196,226	\$208,880	1,081	1051	7.3	8.1	\$185,152	\$194,705	109	113

* 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	
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Mountain Single Family													
Mountain Clear Creek County	MCC	120	114	\$364,709	\$358,810	11	10	10.9	11.4	\$211,818	\$246,213	94	214
Mountain Conifer Pine	MCP	306	290	470,576	529,977	34	26	9.0	11.2	378,339	468,469	95	122
Mountain Evergreen North	MEN	201	237	801,720	789,503	39	35	5.2	6.8	510,853	573,754	106	77
Mountain Evergreen South	MES	138	171	461,318	550,506	20	17	6.9	10.1	412,715	391,038	65	104
Mountain Gilpin County	MGC	147	165	340,880	346,662	11	10	13.4	16.5	269,472	288,785	158	94
Mountain Jefferson County Central	MJC	128	140	865,271	849,935	16	18	8.0	7.8	385,856	509,272	87	104
Mountain Jefferson County North	MJN	66	55	622,442	687,555	4	8	16.5	6.9	255,000	395,550	105	139
Mountain Jefferson County South	MJS	13	8	538,353	352,856	1	-	13.0	-	785,000	-	92	-
Totals		1119	1180			136	124						
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
Mountain Clear Creek County	MCC	28	28	\$120,898	\$116,082	4	4	-	7.0	\$119,975	\$142,575	112	100
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	32	30	333,971	379,032	3	5	10.7	6.0	205,333	268,440	73	143
Mountain Evergreen South	MES	11	6	201,900	176,967	-	1	-	-	-	205,000	-	115
Mountain Gilpin County	MGC	-	2	-	237,500	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	19	14	299,473	372,350	1	4	19.0	3.5	425,000	220,975	21	74
Mountain Jefferson County North	MJN	-	1	-	319,950	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		90	80			8	14						

* 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