

MONTHLY AREA STATISTICS June 1 - 30, 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

MAY

Residential		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
		Jefferson County Central	JFC	399	328	\$262,246	\$281,031	81	64	4.9	5.1	\$233,961	\$259,023
Jefferson County North	JFN	285	262	249,947	261,468	64	56	4.5	4.7	247,412	252,221	58	62
Jefferson County South	JFS	679	562	381,558	396,150	189	197	3.6	2.9	314,765	329,664	56	62
Jefferson County West (Golden)	JFW	287	288	503,378	480,091	77	68	3.7	4.2	365,564	385,270	62	77
Jefferson County North (Central)	JNC	691	548	282,620	303,282	149	137	4.6	4.0	248,782	263,962	62	81
Jefferson County South (Central)	JSC	461	448	288,499	332,045	119	104	3.9	4.3	272,495	294,430	62	62
Totals		2,802	2,436			679	626						
Metrolist Areas Totals		20,300	18,337	\$364,387	\$382,716	4,002	4,017	5.1	4.6	\$302,520	\$325,661	69	76

Condo/Townhouse		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
		Jefferson County Central	JFC	156	169	\$141,030	\$154,953	16	12	9.8	14.1	\$136,622	\$144,100
Jefferson County North	JFN	52	81	148,500	156,163	9	17	5.8	4.8	149,072	150,638	53	83
Jefferson County South	JFS	368	357	169,120	169,029	65	50	5.7	7.1	176,339	165,768	75	97
Jefferson County West (Golden)	JFW	90	75	180,421	171,959	15	14	6.0	5.4	165,947	185,421	61	88
Jefferson County North (Central)	JNC	227	196	168,359	165,437	41	45	5.5	4.4	148,549	177,851	97	85
Jefferson County South (Central)	JSC	425	432	153,662	152,285	64	59	6.6	7.3	149,250	153,268	66	96
Totals		1318	1310			210	197						
Metrolist Areas Totals		7700	7908	\$198,633	\$200,741	1,054	1080	7.3	7.3	\$177,640	\$190,693	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

MAY

Residential		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	133	111	\$395,137	\$375,653	14	16	9.5	6.9	\$266,529	\$266,831
Mountain Conifer Pine	MCP	221	313	469,384	456,934	26	40	8.5	7.8	393,587	352,625	116	103
Mountain Evergreen North	MEN	215	198	720,632	760,893	23	35	9.3	5.7	501,174	538,073	56	78
Mountain Evergreen South	MES	145	147	514,595	465,551	16	22	9.1	6.7	404,431	440,829	83	208
Mountain Gilpin County	MGC	143	132	316,663	348,108	8	7	17.9	18.9	230,925	268,236	169	112
Mountain Jefferson County Central	MJC	142	127	748,210	875,372	27	13	5.3	9.8	458,389	476,031	71	111
Mountain Jefferson County North	MJN	73	64	636,262	750,826	6	7	12.2	9.1	347,667	467,214	89	121
Mountain Jefferson County South	MJS	86	15	481,818	570,560	14	0	6.1		403,529	0.00	102	0
Totals		1168	1107			134	140						

Condo/Townhouse		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	27	28	\$133,833	\$115,702	1	1	27.0	28.0	\$128,000	\$84,000
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	12	30	389,400	315,970	4	4	3.0	7.5	198,000	204,929	26	213
Mountain Evergreen South	MES	13	13	193,547	183,962	2	-	-	-	199,500	-	39	27
Mountain Gilpin County	MGC	2	1	248,000	254,000	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	20	18	292,299	302,194	3	6	-	3.0	257,000	295,767	146	112
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		74	90			10	11						

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There is some good news for the month of June! The number of homes and condo/townhomes now listed for sale in Jefferson County is down from last year and the average selling price is up in all but 2 areas. Overall in the "flatlands" of the county, slightly more properties were sold. However, in 5 of 6 areas for homes and in 4 of 6 areas for condo/townhomes there were fewer sales than a year ago and the absorption rate became longer in most areas. The average days on market also increased in most areas. Compared to last month the absorption rate was better in most areas. Maybe there's light at the end of the "proverbial tunnel."

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