

MONTHLY AREA STATISTICS May 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.

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	389	315	\$260,992	\$290,954	72	57	5.4	5.5	\$231,338	\$241,113
Jefferson County North	JFN	279	262	253,968	255,104	51	60	5.5	4.4	231,377	233,583	77	85
Jefferson County South	JFS	698	599	375,304	388,123	174	179	4.0	3.3	301,646	319,452	55	63
Jefferson County West (Golden)	JFW	302	288	517,730	452,991	75	58	4.0	5.0	367,186	375,513	80	88
Jefferson County North (Central)	JNC	695	599	283,620	296,237	133	127	5.2	4.7	255,198	271,473	66	76
Jefferson County South (Central)	JSC	456	418	321,648	334,087	114	102	4.0	4.1	264,306	299,507	72	79
Totals		2,819	2,481			619	683						
Metrolist Areas Totals		20,442	18,258	\$362,650	\$378,994	3,654	3,624	5.6	5.0	\$292,457	\$307,845	75	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	159	153	\$142,267	\$143,832	18	21	8.8	7.3	\$139,847	\$133,624
Jefferson County North	JFN	56	85	159,949	156,173	10	8	5.6	10.6	172,845	170,759	46	70
Jefferson County South	JFS	361	355	171,570	167,543	55	60	6.6	5.9	177,399	170,839	55	66
Jefferson County West (Golden)	JFW	97	69	181,836	162,982	8	13	12.1	5.3	180,863	170,207	107	96
Jefferson County North (Central)	JNC	232	174	165,612	162,001	41	37	5.7	4.7	159,398	160,570	76	108
Jefferson County South (Central)	JSC	406	412	154,289	152,675	57	65	7.1	6.3	145,566	159,818	92	97
Totals		1,311	1,248			189	204						
Metrolist Areas Totals		7,644	7,794	\$199,045	\$201,793	982	1,043	7.8	7.5	\$179,382	\$189,317	95	105

* 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		Active Listings				Average Asking Price				Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Residential		2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005	2004	2005		
Mountain Clear Creek County	MCC	124	112	\$388,532	\$364,487	6	9	20.7	12.4	\$650,333	\$311,211	250	87				
Mountain Conifer Pine	MCP	195	281	437,696	470,579	19	39	10.3	7.2	352,673	375,737	137	75				
Mountain Evergreen North	MEN	207	178	699,658	797,585	33	24	6.3	7.4	425,966	626,025	70	73				
Mountain Evergreen South	MES	129	129	532,626	505,487	15	15	8.6	8.6	312,623	456,280	63	65				
Mountain Gilpin County	MGC	132	120	332,817	354,974	10	10	13.2	12.0	270,150	221,450	182	178				
Mountain Jefferson County Central	MJC	152	99	770,940	852,133	27	18	5.6	5.5	487,395	548,639	92	142				
Mountain Jefferson County North	MJN	64	56	754,977	773,230	3	4	21.3	14.0	243,667	278,613	139	214				
Mountain Jefferson County South	MJS	93	15	489,258	669,373	14	0	6.6		302,781	0.00	82	0				
Totals		1096	990			127	119										

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	24	27	\$140,350	\$121,683	1	1	24.0	27.0	\$105,000	\$136,000	62	0
Mountain Conifer Pine	MCP	-	1	-	200,000	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	15	21	351,620	301,481	1	3	15.0	7.0	192,000	256,100	59	185
Mountain Evergreen South	MES	5	12	216,203	181,375	-	1		12.0	-	190,000	-	27
Mountain Gilpin County	MGC	3	-	251,000	-	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	23	16	240,430	342,413	-	2		8.0	-	189,750	-	32
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		70	77			2	7						

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Although there are some encouraging signs, overall, the results for the month of May 2005 continue to show that we remain in a buyers' market. The average "Days on Market" in most areas of Jefferson County (10 out of 12) is longer this year than it was last year, and for most areas (4 out of 6) single-family home sales were down. However, because overall we had fewer listings, the absorption rate was less in most areas (8 out of 12). The bright spot, if you're a seller, is that the average price is higher in all areas for single-family homes and in half of the areas for condos/townhouses.

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