

**MONTHLY AREA STATISTICS May 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.

**MAY**

		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	313	425	\$284,581	\$266,605	65	82	4.8	5.2	\$237,314	\$249,693	91	90
Jefferson County North	JFN	250	263	254,937	256,826	71	57	3.5	4.6	232,384	243,971	80	94
Jefferson County South	JFS	567	693	392,432	412,134	186	164	3.0	4.2	316,887	336,057	63	72
Jefferson County West Golden	JFW	283	317	450,992	523,635	65	86	4.4	3.7	386,927	408,401	87	86
Jefferson County North Central	JNC	603	655	294,838	310,585	159	155	3.8	4.2	264,214	260,803	80	93
Jefferson County South Central	JSC	422	518	335,000	340,431	121	105	3.5	4.9	293,819	289,940	76	91
Jefferson County Sub Totals		<b>2,438</b>	<b>2,871</b>			<b>667</b>	<b>649</b>						
North Suburban West	NSW	735	920	294,382	289,763	167	141	4.4	6.5	247,633	246,347	83	98
<b>Totals</b>		<b>3,173</b>	<b>3,791</b>			<b>834</b>	<b>790</b>	<b>3.8</b>	<b>4.8</b>				
Metrolist Areas Totals		17,072	20,965	\$371,353	\$393,196	3,564	3,303	4.8	6.3	\$303,152	\$318,949	85	100
Condo/Townhouse													
Jefferson County Central	JFC	155	218	\$146,495	\$160,045	22	20	7.0	10.9	\$140,341	\$145,194	68	117
Jefferson County North	JFN	83	102	155,236	157,262	11	9	7.5	11.3	158,736	161,772	58	156
Jefferson County South	JFS	348	394	165,631	174,384	68	55	5.1	7.2	166,897	170,142	68	98
Jefferson County West Golden	JFW	75	86	167,658	209,218	13	15	5.8	5.7	167,218	187,787	116	74
Jefferson County North Central	JNC	179	257	162,070	160,044	31	39	5.8	6.6	158,173	170,474	92	100
Jefferson County South Central	JSC	410	493	154,052	153,842	74	52	5.5	9.5	155,016	150,337	93	115
Jefferson County Sub Totals		<b>1250</b>	<b>1550</b>			<b>219</b>	<b>190</b>						
North Suburban West	NSW	413	400	156,739	157,033	55	57	7.5	7.0	141,274	159,061	102	115
<b>Totals</b>		<b>1663</b>	<b>3500</b>			<b>493</b>	<b>437</b>	<b>3.4</b>	<b>8.0</b>				
Metrolist Areas Totals		7076	8080	\$199,943	\$222,570	906	997	7.8	8.1	\$184,573	\$188,146	114	112

\* 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.

<b>MAY</b>													
		<b>Active Listings</b>		<b>Average Asking Price</b>		<b>Number Sold</b>		<b>Absorption Rate *</b>		<b>Average Selling Price</b>		<b>Days on Market</b>	
		<b>2005</b>	<b>2006</b>	<b>2005</b>	<b>2006</b>	<b>2005</b>	<b>2006</b>	<b>2005</b>	<b>2006</b>	<b>2005</b>	<b>2006</b>	<b>2005</b>	<b>2006</b>
Mountain Single Family													
Mountain Clear Creek County	MCC	107	102	\$366,879	\$424,754	7	10	15.3	10.2	\$284,771	\$198,450	53	156
Mountain Conifer Pine	MCP	271	275	464,697	561,035	36	34	7.5	8.1	381,673	366,577	85	127
Mountain Evergreen North	MEN	181	229	797,035	811,816	23	23	7.9	10.0	590,162	534,477	86	126
Mountain Evergreen South	MES	129	135	506,587	602,500	15	17	8.6	7.9	431,953	372,782	68	96
Mountain Gilpin County	MGC	118	149	353,113	341,412	18	10	6.6	14.9	261,477	273,991	159	174
Mountain Jefferson County Central	MJC	101	138	850,992	797,801	20	18	5.1	7.7	509,300	512,085	139	100
Mountain Jefferson County North	MJN	54	58	787,125	820,411	4	3	13.5	19.3	342,362	407,500	220	47
Mountain Jefferson County South	MJS	15	9	669,373	355,306	1	2	15.0	4.5	290,000 \$	502,500	236	209
<b>Totals</b>		<b>976</b>	<b>1095</b>			<b>124</b>	<b>117</b>						
Condo/Townhouse													
Mountain Clear Creek County	MCC	27	25	\$115,261	\$109,476	3	1	9.0	25.0	\$139,500	\$62,000	95	16
Mountain Conifer Pine	MCP	1	-	200,000	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	20	25	307,905	334,868	2	1	10.0	25.0	219,250	272,500	153	208
Mountain Evergreen South	MES	12	8	180,958	186,588	-	1	-	8.0	-	263,500	-	39
Mountain Gilpin County	MGC	-	1	-	235,000	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	17	17	332,682	330,506	2	5	8.5	3.4	189,750	243,400	32	126
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>		<b>77</b>	<b>76</b>			<b>7</b>	<b>8</b>						

\* 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