

MONTHLY AREA STATISTICS May 1 - 31, 2006/2007

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

Single Family		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Jefferson County Central	JFC	425	319	\$266,605	\$296,109	82	74	5.2	4.3	\$249,693	\$273,827	90	73
Jefferson County North	JFN	263	180	256,826	269,221	57	61	4.6	3.0	243,971	249,261	94	106
Jefferson County South	JFS	693	614	412,134	423,504	164	164	4.2	3.7	336,057	337,823	72	52
Jefferson County West Golden	JFW	317	309	523,635	559,962	86	65	3.7	4.8	408,401	417,109	86	85
Jefferson County North Central	JNC	655	561	310,585	321,643	155	148	4.2	3.8	260,803	278,469	93	91
Jefferson County South Central	JSC	518	404	340,431	365,836	105	128	4.9	3.2	289,940	254,460	91	97
Jefferson County Sub Totals		2,871	2,387			649	640						
North Suburban West	NSW	920	882	289,763	331,639	141	162	6.5	5.4	246,347	225,843	92	87
Totals		3,791	3,269			790	802	4.8	4.1				
Metrolist Areas Totals		22,069	21,505	\$396,070	\$456,457	3,893	3,952	5.7	5.4	\$315,257	\$318,904	89	98
Condo/Townhouse		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
		2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007
Jefferson County Central	JFC	218	125	\$160,045	\$134,992	20	11	10.9	11.4	\$145,194	\$147,096	117	79
Jefferson County North	JFN	102	76	157,262	159,333	9	15	11.3	5.1	161,772	134,928	156	82
Jefferson County South	JFS	394	320	174,384	169,736	55	50	7.2	6.4	170,142	152,300	98	92
Jefferson County West Golden	JFW	86	93	209,218	244,231	15	15	5.7	6.2	187,787	204,846	74	209
Jefferson County North Central	JNC	257	218	160,044	164,992	39	36	6.6	6.1	170,474	162,876	100	139
Jefferson County South Central	JSC	493	364	153,842	161,126	52	69	9.5	5.3	150,337	156,611	115	121
Jefferson County Sub Totals		1550	1196			190	196						
North Suburban West	NSW	400	355	157,033	168,564	57	54	7.0	6.6	159,061	139,199	115	122
Totals		1950	2747			437	446	4.5	6.2				
Metrolist Areas Totals		8388	7605	\$203,389	\$236,757	1,117	1129	7.5	6.7	\$189,986	\$183,896	123	118

* 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	
Mountain Single Family													
Mountain Clear Creek County	MCC	102	105	\$424,754	\$412,964	9	13	11.3	8.1	\$198,450	\$221,415	156	99
Mountain Conifer Pine	MCP	275	249	561,035	582,561	34	25	8.1	10.0	366,577	441,856	127	97
Mountain Evergreen North	MEN	229	215	811,816	3,732,042	23	30	10.0	7.2	534,477	617,009	126	119
Mountain Evergreen South	MES	135	109	602,500	560,359	17	19	7.9	5.7	372,782	402,647	96	140
Mountain Gilpin County	MGC	149	130	341,412	332,367	10	12	14.9	10.8	273,991	216,026	174	179
Mountain Jefferson County Central	MJC	138	140	797,801	872,588	18	8	7.7	17.5	512,085	581,375	100	98
Mountain Jefferson County North	MJN	58	64	820,411	827,427	3	6	19.3	10.7	407,500	411,067	47	157
Mountain Jefferson County South	MJS	9	11	355,306	372,827	2	-	4.5	-	502,500	-	209	-
Mountain Park County East	MPE	238	239	339,064	326,173	42	26	5.7	9.2	236,516	280,773	112	178
Totals		1333	1262			158	139						
Condo/Townhouse													
		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Mountain Clear Creek County	MCC	25	20	\$109,476	\$110,230	1	1	25.0	20.0	\$ 62,000	\$287,000	16	42
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	25	29	334,868	307,710	1	3	25.0	9.7	272,500	331,000	208	154
Mountain Evergreen South	MES	8	10	186,588	183,890	1	-	8.0	-	263,500	-	39	-
Mountain Gilpin County	MGC	1	7	235,000	266,757	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	17	15	330,506	292,337	5	1	3.4	15.0	243,400	294,000	126	176
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	8	9	174,388	134,544	-	1	-	9.0	-	58,000	-	52
Totals		76	81			8	6	9.5	13.5	-	-		

* 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