

MONTHLY AREA STATISTICS October 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

OCTOBER

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	351	358	\$263.739	\$282.042	52	67	6.8	5.3	\$253,516	\$232,817
Jefferson County North	JFN	251	242	248.788	264.209	52	39	4.8	6.2	233,930	276,946	81	81
Jefferson County South	JFS	578	530	375.359	402.731	121	137	4.8	3.9	314,790	322,995	61	66
Jefferson County West Golden	JFW	279	281	443.820	483.517	42	54	6.6	5.2	362,435	391,391	68	74
Jefferson County North Central	JNC	587	603	289.621	316.680	113	92	5.2	6.6	249,958	271,046	79	95
Jefferson County South Central	JSC	427	462	336.438	348.829	91	87	4.7	5.3	258,115	280,676	66	75
Totals		2,473	2,476			471	476	5.3	5.2				
Metrolist Areas Totals		18,332	19,330	\$368,654	\$382,307	2,971	2,807	6.2	6.9	\$291,145	\$321,649	81	86

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	152	175	\$141.340	\$146.595	12	14	12.7	12.5	\$131,887	\$151,449
Jefferson County North	JFN	62	102	155.298	162.797	8	12	7.8	8.5	137,488	141,490	63	78
Jefferson County South	JFS	350	309	171.126	163.767	36	51	9.7	6.1	165,617	169,748	93	96
Jefferson County West Golden	JFW	95	66	170.480	194.614	11	11	8.6	6.0	141,591	177,055	68	69
Jefferson County North Central	JNC	196	219	166.326	164.543	24	25	8.2	8.8	173,806	177,695	56	91
Jefferson County South Central	JSC	351	399	152.660	154.557	58	53	6.1	7.5	158,419	147,627	83	119
Totals		1206	1270			149	166	8.1	7.7				
Metrolist Areas Totals		7426	7934	\$200,809	\$198,308	867	950	8.6	8.4	\$177,191	\$193,800	105	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

OCTOBER

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	117	100	\$354,063	\$489,704	17	18	6.9	5.6	\$191,807	\$225,128
Mountain Conifer Pine	MCP	236	251	473,523	515,750	28	40	8.4	6.3	327,743	342,650	86	116
Mountain Evergreen North	MEN	198	189	833,173	728,904	32	25	6.2	7.6	540,598	662,858	84	124
Mountain Evergreen South	MES	126	139	536,224	479,025	14	21	9.0	6.6	312,679	487,952	80	84
Mountain Gilpin County	MGC	126	130	330,541	325,983	11	7	11.5	18.6	250,487	224,953	116	193
Mountain Jefferson County Central	MJC	114	121	789,940	866,516	13	10	8.8	12.1	596,396	592,650	122	140
Mountain Jefferson County North	MJN	61	59	612,342	685,487	8	3	7.6	19.7	345,513	523,867	94	20
Mountain Jefferson County South	MJS	31	11	625,361	492,986	1	-	31.0	-	465,000	-	123	-
Totals		1009	1000			124	124						

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	26	22	\$134,267	\$118,700	1	2	26.0	11.0	\$84,500	\$223,250
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	31	26	274,435	340,996	-	-	-	-	-	-	-	-
Mountain Evergreen South	MES	14	13	189,850	198,385	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	-	-	-	-	-	1	-	-	-	254,000	-	84
Mountain Jefferson County Central	MJC	13	16	276,704	299,066	3	3	4.3	5.3	340,443	291,180	181	91
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		84	77			4	6						

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