

MONTHLY AREA STATISTICS October 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.

OCTOBER

		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	365	383	\$276,331	\$285,077	77	66	4.7	5.8	\$237,956	\$267,129	91	90
Jefferson County North	JFN	237	253	262,401	261,323	45	52	5.3	4.9	268,737	231,612	76	98
Jefferson County South	JFS	530	649	397,783	393,660	164	112	3.2	5.8	316,150	303,712	64	86
Jefferson County West Golden	JFW	281	299	485,791	495,247	64	57	4.4	5.2	403,327	403,612	93	86
Jefferson County North Central	JNC	596	623	316,957	314,468	111	119	5.4	5.2	271,108	253,230	94	103
Jefferson County South Central	JSC	469	503	346,890	348,713	101	109	4.6	4.6	281,207	294,027	65	100
Jefferson County Sub Totals		2,478	2,710			562	515						
North Suburban West	NSW	794	893	425,851	295,836	113	132	7.0	6.8	245,155	240,145	83	116
Totals		3,272	3,603			675	647	4.8	5.6				
Metrolist Areas Totals		18,790	21,948	\$379,525	\$406,930	3,217	3,224	5.8	6.8	\$316,839	\$306,307	85	96
Condo/Townhouse													
Jefferson County Central	JFC	181	137	\$150,272	\$146,659	23	17	7.9	8.1	\$148,976	\$128,900	84	198
Jefferson County North	JFN	96	92	161,651	195,793	11	9	8.7	10.2	144,079	143,544	82	74
Jefferson County South	JFS	310	316	163,702	169,167	61	39	5.1	8.1	174,440	187,660	104	100
Jefferson County West Golden	JFW	65	79	193,550	229,791	12	11	5.4	7.2	173,154	175,836	73	87
Jefferson County North Central	JNC	217	228	160,157	156,257	28	22	7.8	10.4	167,362	141,462	80	106
Jefferson County South Central	JSC	403	436	155,105	158,269	61	56	6.6	7.8	148,000	143,903	117	134
Jefferson County Sub Totals		1272	1288			196	154						
North Suburban West	NSW	382	369	152,138	159,218	42	40	9.1	9.2	143,373	135,315	147	85
Totals		1654	2945			434	348	3.8	8.5				
Metrolist Areas Totals		7706	7774	\$198,293	\$221,384	957	909	8.1	8.6	\$188,137	\$189,202	110	126

* 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

		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
Mountain Single Family													
Mountain Clear Creek County	MCC	105	105	\$497,496	\$338,693	16	8	6.6	13.1	\$175,009	\$273,156	157	156
Mountain Conifer Pine	MCP	261	243	506,383	546,862	40	26	6.5	9.3	332,125	355,788	120	123
Mountain Evergreen North	MEN	212	238	742,945	783,009	23	17	9.2	14.0	671,671	401,669	131	127
Mountain Evergreen South	MES	141	130	482,556	519,820	25	20	5.6	6.5	446,028	356,855	84	159
Mountain Gilpin County	MGC	136	140	322,936	338,101	6	7	22.7	20.0	238,778	379,071	200	99
Mountain Jefferson County Central	MJC	119	124	883,121	841,650	12	6	9.9	20.7	558,748	791,527	124	169
Mountain Jefferson County North	MJN	60	47	679,129	651,329	5	5	12.0	9.4	576,320	340,200	62	178
Mountain Jefferson County South	MJS	12	5	470,154	573,790	1	-	12.0	-	125,000	-	359	-
Totals		1046	1032			128	89						
Condo/Townhouse													
		2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Mountain Clear Creek County	MCC	23	23	\$122,760	\$111,291	4	1	5.8	23.0	\$ 149,749	\$108,000	152	160
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	26	28	336,534	344,636	1	2	26.0	14.0	299,900	185,000	0	73
Mountain Evergreen South	MES	14	9	196,000	187,300	-	-	-	-	-	-	-	-
Mountain Gilpin County	MGC	-	3	-	246,667	1	-	-	-	254,000	-	84	-
Mountain Jefferson County Central	MJC	17	11	293,208	347,491	4	1	4.3	11.0	292,135	170,000	68	20
Mountain Jefferson County North	MJN	-	1	-	333,812	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		80	74			-	-	-	-	-	-		

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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