

MONTHLY AREA STATISTICS October 1 - 30, 2007/2008

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			
		2007	2008		2007	2008	2007	2008		2007	2008		2007	2008	2007	2008	2007	2008			
Single Family																					
Jefferson County Central	JFC	354	271	-23.45%	\$296,659	\$305,870	3.10%	65	67	3.08%	5.4	4.0	-25.73%	\$225,357	\$219,673	-2.52%	103	91	-11.65%		
Jefferson County North	JFN	168	136	-19.05%	255,124	265,672	4.13%	32	35	9.38%	5.3	3.9	-25.99%	243,336	208,760	-14.21%	73	53	-27.40%		
Jefferson County South	JFS	639	598	-6.42%	433,334	476,652	10.00%	131	97	-25.95%	4.9	6.2	26.39%	339,950	301,932	-11.18%	85	97	14.12%		
Jefferson County West Golden	JFW	318	290	-8.81%	540,826	596,299	10.26%	42	45	7.14%	7.6	6.4	-14.88%	375,819	423,798	12.77%	99	109	10.10%		
Jefferson County North Central	JNC	577	418	-27.56%	323,218	330,654	2.30%	105	106	0.95%	5.5	3.9	-28.24%	244,110	235,591	-3.49%	93	78	-16.13%		
Jefferson County South Central	JSC	440	347	-21.14%	355,477	491,946	38.39%	81	97	19.75%	5.4	3.6	-34.14%	242,813	261,307	7.62%	73	91	24.66%		
Totals		2,496	2,060	-17.47%	\$367,440	\$411,182	11.90%	456	447	-1.97%	5.5	4.6	-15.81%	\$278,564	\$275,177	-1.22%	88	87	-1.33%		
Metrolist Areas Totals		21,947	17,842	-18.70%	\$436,268	\$510,747	17.07%	3,017	3,386	12.23%	7.3	5.3	-27.56%	\$289,754	\$250,172	-13.66%	95	93	-2.11%		
Condo/Townhouse																					
Jefferson County Central	JFC	105	84	-20.00%	\$146,712	\$152,144	3.70%	16	12	-25.00%	6.6	7.0	6.67%	\$123,181	\$97,294	-21.02%	149	94	-36.91%		
Jefferson County North	JFN	55	49	-10.91%	155,552	192,740	23.91%	2	8	300.00%	27.5	6.1	-77.73%	181,250	125,318	-30.86%	47	100	112.77%		
Jefferson County South	JFS	254	173	-31.89%	171,827	169,293	-1.47%	47	44	-6.38%	5.4	3.9	-27.25%	173,262	160,562	-7.33%	83	126	51.81%		
Jefferson County West Golden	JFW	71	74	4.23%	263,826	310,466	17.68%	14	8	-42.86%	5.1	9.3	82.39%	266,381	211,835	-20.48%	107	130	21.50%		
Jefferson County North Central	JNC	198	152	-23.23%	147,225	157,019	6.65%	35	38	8.57%	5.7	4.0	-29.29%	133,260	111,880	-16.04%	104	56	-46.15%		
Jefferson County South Central	JSC	314	211	-32.80%	157,963	170,306	7.81%	51	40	-21.57%	6.2	5.3	-14.32%	148,105	135,766	-8.33%	100	124	24.00%		
Totals		997	743	-25.48%	\$173,851	\$191,995	10.44%	165	150	-9.09%	6.0	5.0	-18.02%	\$170,907	\$140,443	-17.82%	98	105	6.78%		
Metrolist Areas Totals		6981	5278	-24.39%	\$257,702	\$308,752	19.81%	831	896	7.82%	8.4	5.9	-29.88%	\$176,222	\$164,686	-6.55%	102	102	0.00%		

* 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		
Mountain Single Family																									
Mountain Clear Creek County	MCC	113	118	4.42%	\$407,263	\$372,450	-8.55%	12	11	-8.33%	9.4	10.7	13.92%	\$208,633	\$191,232	-8.34%	83	86	3.61%						
Mountain Conifer Pine	MCP	290	331	14.14%	574,996	560,770	-2.47%	34	22	-35.29%	8.5	15.0	76.39%	361,831	398,473	10.13%	88	217	146.59%						
Mountain Evergreen North	MEN	224	258	15.18%	969,359	924,330	-4.65%	20	13	-35.00%	11.2	19.8	77.20%	540,382	649,115	20.12%	125	145	16.00%						
Mountain Evergreen South	MES	123	142	15.45%	578,665	589,165	1.81%	21	18	-14.29%	5.9	7.9	34.69%	479,419	241,772	-49.57%	138	82	-40.58%						
Mountain Gilpin County	MGC	126	129	2.38%	348,850	364,346	4.44%	13	6	-53.85%	9.7	21.5	121.83%	272,329	159,795	-41.32%	194	249	28.35%						
Mountain Jefferson County Central	MJC	148	134	-9.46%	876,513	967,073	10.33%	12	8	-33.33%	12.3	16.8	35.81%	475,458	513,250	7.95%	96	87	-9.38%						
Mountain Jefferson County North	MJN	64	58	-9.38%	773,193	933,228	20.70%	-	3		-	-		-	303,267	#VALUE!	-	-	125						
Mountain Jefferson County South	MJS	14	7	-50.00%	737,068	433,535	-41.18%	-	-		-	-		-	-	-	-	-	-						
Mountain Park County East	MPE	229	248	8.30%	317,462	307,654	-3.09%	20	10	-50.00%	11.5	24.8	116.59%	264,175	255,905	-3.13%	137	112	-18.25%						
Totals		1331	1425	7.06%	\$620,374	\$605,839	-2.34%	132	91	-31.06%	10.1	15.7	55.30%	\$371,747	\$339,101	-8.78%	123	138	12.09%						

		Active Listings						Average Asking Price						Number Sold			Absorption Rate *			Average Selling Price			Days on Market		
Condo/Townhouse																									
Mountain Clear Creek County	MCC	20	35	75.00%	\$120,445	\$130,157	8.06%	3	2	-33.33%	6.7	17.5	162.50%	\$ 159,000	\$70,375	-55.74%	137	218	59.12%						
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Mountain Evergreen North	MEN	34	44	29.41%	337,462	293,034	-13.17%	2	3		17.0	-	-	562,000	425,667	-	54	324	-						
Mountain Evergreen South	MES	4	6	50.00%	180,950	188,950	4.42%	-	-		-	-	-	-	-	-	-	-							
Mountain Gilpin County	MGC	6	5	-16.67%	260,167	243,380	-6.45%	-	1		-	-	-	-	236,000	-	-	44							
Mountain Jefferson County Central	MJC	10	13	30.00%	293,720	377,262	28.44%	1	2	100.00%	10.0	6.5	-35.00%	299,500	399,950	33.54%	16	75	368.75%						
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-							
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-							
Mountain Park County East	MPE	7	6	-14.29%	146,700	144,000	-1.84%	-	-		-	-	-	-	-	-	-	-							
Totals		81	109	34.57%	\$223,241	\$229,464	2.79%	6	8	33.33%	13.5	13.6	0.93%	\$340,167	\$282,998	-16.81%	69	165	139.49%						

* 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.

This report and brief analysis of home sales in Jefferson County is provided by the Jefferson County Association of REALTORS.