

MONTHLY AREA STATISTICS September 1 - 30, 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.

SEPTEMBER

		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	381	416	\$278,042	\$278,908	82	53	4.6	7.8	\$251,318	\$255,475	104	94
Jefferson County North	JFN	236	273	265,472	256,364	72	53	3.3	5.2	235,656	237,612	74	100
Jefferson County South	JFS	563	701	390,592	387,147	145	126	3.9	5.6	306,019	321,151	68	78
Jefferson County West Golden	JFW	297	317	476,670	499,566	63	57	4.7	5.6	403,613	427,587	63	78
Jefferson County North Central	JNC	626	676	316,887	313,910	150	119	4.2	5.7	262,501	266,027	81	96
Jefferson County South Central	JSC	482	562	337,696	346,115	115	109	4.2	5.2	288,893	296,078	77	77
Jefferson County Sub Totals		2,585	2,945			627	517						
North Suburban West	NSW	814	945	266,669	301,611	160	108	5.1	8.8	242,546	193,857	95	97
Totals		3,399	3,890			787	625	4.3	6.2				
Metrolist Areas Totals		19,286	23,202	\$378,607	\$403,537	3,643	3,210	5.3	7.2	\$308,903	\$320,092	81	95
Condo/Townhouse													
Jefferson County Central	JFC	183	166	\$153,744	\$149,308	15	10	12.2	16.6	\$143,339	\$129,900	106	111
Jefferson County North	JFN	100	110	159,046	190,489	15	13	6.7	8.5	141,523	154,731	93	125
Jefferson County South	JFS	332	334	164,720	169,913	60	38	5.5	8.8	182,454	180,195	111	116
Jefferson County West Golden	JFW	77	80	183,889	224,602	11	9	7.0	8.9	145,227	240,444	99	79
Jefferson County North Central	JNC	208	242	158,327	156,663	40	26	5.2	9.3	171,223	155,589	65	124
Jefferson County South Central	JSC	432	475	153,877	158,447	79	43	5.5	11.0	157,714	147,846	81	160
Jefferson County Sub Totals		1332	1407			220	139						
North Suburban West	NSW	413	385	153,754	157,784	46	45	9.0	8.6	152,994	137,444	142	104
Totals		1745	3199			486	323	3.6	9.9				
Metrolist Areas Totals		7962	8248	\$196,883	\$191,006	1,083	898	7.4	9.2	\$192,390	\$191,006	106	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.

SEPTEMBER

		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	109	116	\$440,286	\$372,082	15	12	7.3	9.7	\$216,970	\$358,483	110	76
Mountain Conifer Pine	MCP	282	270	487,253	534,706	37	30	7.6	9.0	375,937	384,442	128	151
Mountain Evergreen North	MEN	212	251	748,989	773,955	22	26	9.6	9.7	433,888	583,775	62	86
Mountain Evergreen South	MES	147	155	459,977	488,685	21	15	7.0	10.3	427,786	374,307	91	72
Mountain Gilpin County	MGC	144	155	329,147	327,111	19	11	7.6	14.1	226,760	250,458	86	261
Mountain Jefferson County Central	MJC	119	133	938,077	829,702	15	18	7.9	7.4	485,591	448,156	122	131
Mountain Jefferson County North	MJN	60	53	709,060	614,721	6	4	10.0	13.3	318,501	304,300	49	97
Mountain Jefferson County South	MJS	14	7	518,625	520,564	1	-	-	-	415,000	-	374	-
Totals		1087	1140			136	116						
Condo/Townhouse		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 Clear Creek County	MCC	29	26	\$119,860	\$115,615	3	1	9.7	26.0	103000	\$90,000	100	64
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	32	28	316,737	378,918	3	5	10.7	5.6	266333	298,400	99	95
Mountain Evergreen South	MES	13	9	189,461	187,300	1	-	13.0	-	170000	-	97	-
Mountain Gilpin County	MGC	-	2	-	237,500	-	-	-	-	-	-	-	-
Mountain Jefferson County Central	MJC	17	14	296,423	314,850	2	2	8.5	7.0	367500	417,500	95	199
Mountain Jefferson County North	MJN	-	1	-	333,812	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Totals		91	79			-	-	-	-	-	-		

* 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