

MONTHLY AREA STATISTICS September 1 - 30, 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.

SEPTEMBER

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	416	363	\$278,908	\$284,667	53	46	7.8	7.9	\$255,475	\$242,553
Jefferson County North	JFN	273	200	256,364	255,776	53	33	5.2	6.1	237,612	240,827	100	66
Jefferson County South	JFS	701	682	387,147	435,179	126	103	5.6	6.6	321,151	350,409	78	95
Jefferson County West Golden	JFW	317	339	499,566	561,648	57	33	5.6	10.3	427,587	368,543	78	69
Jefferson County North Central	JNC	676	608	313,910	322,453	119	88	5.7	6.9	266,027	246,457	96	99
Jefferson County South Central	JSC	562	463	346,115	351,425	109	96	5.2	4.8	296,078	270,179	77	84
Jefferson County Sub Totals		2,945	2,655			517	399						
North Suburban West	NSW	945	989	301,611	304,300	108	114	8.8	8.7	193,857	242,164	97	132
Totals		3,890	3,644			625	513	6.2	7.1				
Metrolist Areas Totals		23,202	23,027	\$403,537	\$434,080	3,210	2,928	7.2	7.9	\$308,903	\$305,459	95	100

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	166	113	\$149,308	\$142,945	10	14	16.6	8.1	\$129,900	\$92,739
Jefferson County North	JFN	110	57	190,489	153,798	13	8	8.5	7.1	154,731	164,673	125	134
Jefferson County South	JFS	334	298	169,913	171,347	38	40	8.8	7.5	180,195	167,910	116	85
Jefferson County West Golden	JFW	80	83	224,602	257,042	9	15	8.9	5.5	240,444	181,339	79	81
Jefferson County North Central	JNC	242	210	156,663	152,095	26	16	9.3	13.1	155,589	159,744	124	72
Jefferson County South Central	JSC	475	327	158,447	161,686	43	49	11.0	6.7	147,846	146,059	160	108
Jefferson County Sub Totals		1407	1088			139	142						
North Suburban West	NSW	385	318	157,784	165,892	45	42	8.6	7.6	137,444	136,745	104	109
Totals		1792	2494			323	326	5.5	7.7				
Metrolist Areas Totals		8248	7308	\$216,897	\$251,792	898	809	9.2	9.0	\$191,006	\$181,458	126	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.

SEPTEMBER

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Mountain Single Family													
Mountain Clear Creek County	MCC	116	122	\$372,082	\$422,719	12	2	9.7	61.0	\$358,483	\$233,025	76	9
Mountain Conifer Pine	MCP	270	312	534,706	577,334	30	27	9.0	11.6	384,442	403,985	151	161
Mountain Evergreen North	MEN	251	248	773,955	891,095	26	26	9.7	9.5	583,775	504,187	86	132
Mountain Evergreen South	MES	155	146	488,685	541,226	15	12	10.3	12.2	374,307	369,288	72	129
Mountain Gilpin County	MGC	155	141	327,111	353,004	11	12	14.1	11.8	250,458	233,675	261	248
Mountain Jefferson County Central	MJC	133	161	829,702	824,086	18	11	7.4	14.6	448,156	564,682	131	58
Mountain Jefferson County North	MJN	53	75	614,721	730,648	4	4	13.3	18.8	304,300	321,475	97	153
Mountain Jefferson County South	MJS	7	11	520,564	369,177	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	239	260	297,243	308,517	29	19	8.2	13.7	354,146	280,705	126	79

Totals 1379 1476 145 113

		Active Listings		Average Asking Price		Number Sold		Absorption Rate *		Average Selling Price		Days on Market	
Condo/Townhouse													
Mountain Clear Creek County	MCC	26	18	\$115,615	\$117,322	1	3	26.0	6.0	\$ 90,000	\$87,633	64	24
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	28	31	378,918	346,532	5	2	5.6	15.5	298,400	760,502	95	470
Mountain Evergreen South	MES	9	7	187,300	184,400	-	1	-	7.0	-	260,000	-	158
Mountain Gilpin County	MGC	2	6	237,500	272,983	-	2	-	3.0	-	279,975	-	141
Mountain Jefferson County Central	MJC	14	12	314,850	307,683	2	1	7.0	12.0	417,000	288,000	199	188
Mountain Jefferson County North	MJN	1	-	333,812	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	9	7	85,089	146,814	3	-	3.0	-	173,300	-	454	-

Totals 89 81 11 9

* 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