

**MONTHLY AREA STATISTICS September 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.

SEPTEMBER		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		
Single Family																							
Jefferson County Central	JFC	363	312	-14.05%	\$284,667	\$291,273	2.32%	46	66	43.48%	7.9	4.7	-40.10%	\$242,553	\$216,511	-10.74%	68	88	29.41%				
Jefferson County North	JFN	200	153	-23.50%	255,776	278,022	8.70%	33	32	-3.03%	6.1	4.8	-21.11%	240,827	219,128	-9.01%	66	74	12.12%				
Jefferson County South	JFS	682	618	-9.38%	435,179	486,969	11.90%	103	113	9.71%	6.6	5.5	-17.40%	350,409	316,149	-9.78%	95	87	-8.42%				
Jefferson County West Golden	JFW	339	312	-7.96%	561,648	570,475	1.57%	33	40	21.21%	10.3	7.8	-24.07%	368,543	381,335	3.47%	69	110	59.42%				
Jefferson County North Central	JNC	608	421	-30.76%	322,453	338,515	4.98%	88	104	18.18%	6.9	4.0	-41.41%	246,457	224,379	-8.96%	99	59	-40.40%				
Jefferson County South Central	JSC	463	339	-26.78%	351,425	495,771	41.07%	96	76	-20.83%	4.8	4.5	-7.51%	270,179	236,176	-12.59%	84	80	-4.76%				
<b>Totals</b>		<b>2,655</b>	<b>2,155</b>	<b>-18.83%</b>	<b>\$368,525</b>	<b>\$410,171</b>	<b>11.30%</b>	<b>399</b>	<b>431</b>	<b>8.02%</b>	<b>6.7</b>	<b>5.0</b>	<b>-24.86%</b>	<b>\$286,495</b>	<b>\$265,613</b>	<b>-7.29%</b>	<b>80</b>	<b>83</b>	<b>3.53%</b>				
<b>Metrolist Areas Totals</b>		<b>23,027</b>	<b>18,496</b>	<b>-19.68%</b>	<b>\$434,080</b>	<b>\$510,402</b>	<b>17.58%</b>	<b>2,928</b>	<b>3,366</b>	<b>14.96%</b>	<b>7.9</b>	<b>5.5</b>	<b>-30.13%</b>	<b>\$305,459</b>	<b>\$260,118</b>	<b>-14.84%</b>	<b>100</b>	<b>95</b>	<b>-5.00%</b>				
Condo/Townhouse																							
Jefferson County Central	JFC	113	96	-15.04%	\$142,945	\$147,566	3.23%	14	13	-7.14%	8.1	7.4	-8.51%	\$92,739	\$113,665	22.56%	75	131	74.67%				
Jefferson County North	JFN	57	31	-45.61%	153,798	135,450	-11.93%	8	2	-75.00%	7.1	15.5	117.54%	164,673	121,950	-25.94%	134	96	-28.36%				
Jefferson County South	JFS	298	181	-39.26%	171,347	170,192	-0.67%	40	47	17.50%	7.5	3.9	-48.31%	167,910	157,935	-5.94%	85	94	10.59%				
Jefferson County West Golden	JFW	83	75	-9.64%	257,042	319,282	24.21%	15	10	-33.33%	5.5	7.5	35.54%	181,339	195,545	7.83%	81	54	-33.33%				
Jefferson County North Central	JNC	210	159	-24.29%	152,095	159,953	5.17%	16	17	6.25%	13.1	9.4	-28.74%	159,744	111,332	-30.31%	72	74	2.78%				
Jefferson County South Central	JSC	327	209	-36.09%	161,686	171,764	6.23%	49	51	4.08%	6.7	4.1	-38.59%	146,059	125,467	-14.10%	108	107	-0.93%				
<b>Totals</b>		<b>1088</b>	<b>751</b>	<b>-30.97%</b>	<b>\$173,152</b>	<b>\$184,035</b>	<b>6.28%</b>	<b>142</b>	<b>140</b>	<b>-1.41%</b>	<b>7.7</b>	<b>5.4</b>	<b>-29.99%</b>	<b>\$152,077</b>	<b>\$137,649</b>	<b>-9.49%</b>	<b>93</b>	<b>93</b>	<b>0.18%</b>				
<b>Metrolist Areas Totals</b>		<b>7308</b>	<b>5427</b>	<b>-25.74%</b>	<b>\$251,792</b>	<b>\$312,795</b>	<b>24.23%</b>	<b>809</b>	<b>899</b>	<b>11.12%</b>	<b>9.0</b>	<b>6.0</b>	<b>-33.17%</b>	<b>\$181,458</b>	<b>\$161,960</b>	<b>-10.75%</b>	<b>105</b>	<b>102</b>	<b>-2.86%</b>				

\* 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**

		<b>Active Listings</b>			<b>Average Asking Price</b>			<b>Number Sold</b>			<b>Absorption Rate *</b>			<b>Average Selling Price</b>			<b>Days on Market</b>		
Mountain Single Family																			
Mountain Clear Creek County	MCC	122	120	-1.64%	\$422,719	\$364,866	-13.69%	2	8	300.00%	61.0	15.0	-75.41%	\$233,025	\$171,413	-26.44%	9	182	1922.22%
Mountain Conifer Pine	MCP	312	355	13.78%	577,334	536,297	-7.11%	27	19	-29.63%	11.6	18.7	61.69%	403,985	348,752	-13.67%	161	96	-40.37%
Mountain Evergreen North	MEN	248	286	15.32%	891,095	906,968	1.78%	26	17	-34.62%	9.5	16.8	76.38%	504,187	400,476	-20.57%	132	91	-31.06%
Mountain Evergreen South	MES	146	157	7.53%	541,226	573,059	5.88%	12	16	33.33%	12.2	9.8	-19.35%	369,288	400,899	8.56%	129	71	-44.96%
Mountain Gilpin County	MGC	141	152	7.80%	353,004	344,964	-2.28%	12	9	-25.00%	11.8	16.9	43.74%	233,675	275,033	17.70%	248	116	-53.23%
Mountain Jefferson County Central	MJC	161	154	-4.35%	824,086	908,297	10.22%	11	10	-9.09%	14.6	15.4	5.22%	564,682	473,740	-16.10%	58	156	168.97%
Mountain Jefferson County North	MJN	75	63	-16.00%	730,648	920,409	25.97%	4	3	-25.00%	18.8	-	-	321,475	409,000	27.23%	153	269	75.82%
Mountain Jefferson County South	MJS	11	9	-18.18%	369,177	391,761	6.12%	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	260	271	4.23%	308,517	301,607	-2.24%	19	15	-21.05%	13.7	18.1	32.03%	280,705	227,407	-18.99%	79	118	49.37%
<b>Totals</b>		1476	1567	6.17%	\$557,534	\$583,136	4.59%	113	97	-14.16%	13.1	16.2	23.68%	\$363,878	\$338,340	-7.02%	121	137	13.42%

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Condo/Townhouse																			
Mountain Clear Creek County	MCC	18	34	88.89%	\$117,322	\$133,900	14.13%	3	3	0.00%	6.0	11.3	88.89%	\$ 87,633	\$124,667	42.26%	24	57	137.50%
Mountain Conifer Pine	MCP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Evergreen North	MEN	31	45	45.16%	346,532	333,528	-3.75%	2	-	-	15.5	-	-	760,502	-	-	470	-	-
Mountain Evergreen South	MES	7	8	14.29%	184,400	195,463	6.00%	1	-	-	-	-	-	260,000	-	-	158	-	-
Mountain Gilpin County	MGC	6	4	-33.33%	272,983	260,375	-4.62%	2	-	-	-	-	-	279,975	-	-	141	-	-
Mountain Jefferson County Central	MJC	12	11	-8.33%	307,683	421,973	37.15%	1	1	0.00%	12.0	11.0	-8.33%	288,000	530,000	84.03%	188	105	-44.15%
Mountain Jefferson County North	MJN	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Jefferson County South	MJS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mountain Park County East	MPE	7	6	-14.29%	146,814	144,000	-1.92%	-	-	-	-	-	-	-	-	-	-	-	-
<b>Totals</b>		81	108	33.33%	\$229,289	\$248,207	8.25%	9	4	-55.56%	9.0	27.0	200.00%	\$335,222	\$327,334	-2.35%	196	81	-58.72%

\* 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.