

Jeffco's 2006 Home Sales Slump Worse Than Metro Average

Perhaps you saw the headlines last week shouting that Denver-area home sales had dropped in both number and value for the first time in recorded history (i.e., since 1985). But how does that analysis hold up here in Jeffco?

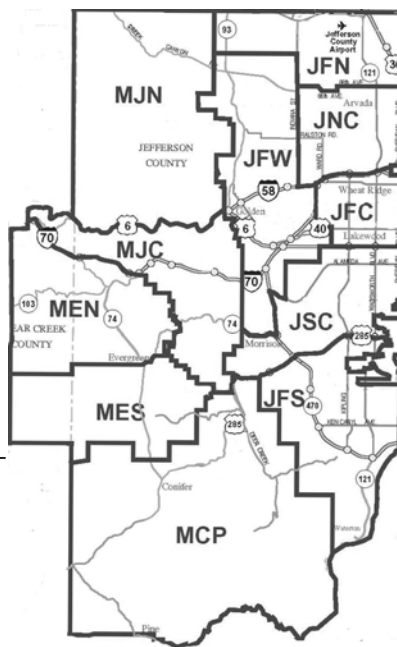
To answer that question, I analyzed the 2006 vs. 2005 statistics for Jefferson County by individual MLS area, as shown on the map at



By Jim Smith, Realtor

right. What I discovered was that Jeffco's statistics show an even more severe decline — more than double by percentage — but the variation from area to area within Jeffco is substantial.

My home area of Golden (JFW) was one of three areas which showed an increase in total value of homes sold. Faring the best, curiously, was the Coni-



fer/Pine area (MCP), but faring the worst was neighboring south Evergreen (MES), which dropped quite dramatically compared to both MCP and north Evergreen (MEN), as shown in the chart at left.

As I have said many times before, "all real estate is local." National and even metro or county

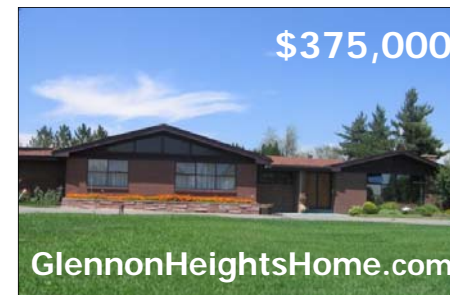
statistics often bear little or no resemblance to what may be happening in an individual community. For that, contact a Realtor like myself to do a more localized analysis for you.

These statistics took me a bit by surprise because my own production and income in 2006 was up 15% from 2005, and the number of active listings in Golden, where I specialize, is lower than in 2005.

This Week's Featured New Listing:

Sprawling Ranch in Glennon Heights

Located at the end of a cul-de-sac, this home was built in 1956 and is being offered for sale by its original owners who have lived here happily for 51 years! It's on a double lot at 10505 W. Center Avenue, five blocks west of Addenbrooke Park. Visit the website for a virtual tour and more information about this special home, which has 3 bedrooms, 3 baths, and 2,833 square feet of living space. Hurry, will sell fast!



Area	Change in # of Listings Sold	Change in Total Value of Sales	Change in # of Days on Market
JFN	-17.7%	-19.8%	+21 days
JNC	-9.7%	-8.3%	+14 days
JFW	-3.3%	+2%	Unchanged
JFC	-6.8%	-5.6%	+16 days
JSC	-8%	-4.3%	+19 days
JFS	-16%	-11.4%	+7 days
MJN	-3.8%	-18.1%	+9 days
MJC	-6%	+1.5%	+7 days
MEN	-5.2%	-0.6%	+3 days
MES	-22.6%	-29.2%	+18 days
MCP	-3.4%	+4.1%	+41 days
All Areas	-10.4%	-7.3%	+14 days
Total MLS	-5.4%	-2.7%	+12 days



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