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Study Reveals That Private Resales of Jeffco Homes Are Doing Rather Well

By JIM SMITH, Realtor®

We've all heard the grim real estate statistics, and we tend to forget that things are different here in Jeffco. Yes, we have some foreclosures, although not nearly as many as in the eastern half of the metro area. But there are only a few parts of Jeffco where the number of foreclosures is enough to impact what an individual seller can get for his or her property.

This week I have done some analysis that no one else has done. I looked at the statistics in

every major Jeffco subdivision of single-family homes that were sold by individuals. Don't try to read the fragment of the report shown below. Instead, visit my website, www.JimSmithColumns.com and click on the link for this PDF. It gives all the relevant numbers for sales in all the major subdivisions where this column is distributed in each Thursday's newspaper — Arvada, Lakewood, Edgewater, Golden, Evergreen and Conifer. The yellow highlights show where the statistics show improvement in

2008 over 2007. As you can see, there are quite a few areas where that is the case. And the statistics which are not highlighted are, for the most part, not particularly negative.

What you'll learn from this research is that ordinary sellers like you and me need not fear putting their homes on the market at this time in most areas of Jeffco.

If you live in an area not covered by this detailed report, let me know and I'll pull together that report for you very quickly.

This Week's Featured New Listing:

Townhome Has Great Landscaping & Views

This 2,036-square-foot townhome enjoys one of the best locations in the Canyon Point Villas subdivision located within Golden, across Highway 58 from the Golden Community Center, Clear Creek and downtown Golden. Visit this home online for a slideshow of still photos and a guided video tour.



You'll appreciate both the high-end interior design and the fabulous backyard landscaping. The unobstructed views of Golden, the Table Mountains and the foothills is not to be missed. Features include hardwood floors, stainless steel appliances, and updated bathrooms. The only 3 homes to sell in this subdivision in the last 12 months sold in an average of 33 days, so hurry or you might miss this one! Open Sat. 1-4.

Subdivision or Subarea	City	Private Resales		Price/Square Ft		Price/Finished SF		Ave. Days on Market		Average Sold Price		Bank Sales	
		2007	2008	2007	2008	2007	2008	2007	2008	2007	2008	2007	2008
Far Horizons	Arvada	16	13	169	159	112	105	82	105	\$202,605	\$192,981	7	9
Lamar Heights	Arvada	16	23	154	156	100	95	91	74	\$196,138	\$181,623	18	11
Lake Arbor	Arvada	73	31	134	144	109	119	74	106	\$197,934	\$238,102	14	12
Allendale	Arvada	27	24	147	148	118	109	111	88	\$225,724	\$218,069	6	7
Alta Vista	Arvada	12	19	151	139	109	108	90	59	\$193,133	\$196,566	11	9
Ralston Estates	Arvada	12	13	138	134	119	116	114	101	\$238,658	\$239,598	3	3
Ralston Estates West	Arvada	24	5	161	150	129	114	49	22	\$278,525	\$290,700	5	6
Arvada West	Arvada	24	27	171	178	107	102	51	57	\$209,813	\$212,787	4	8
Ralston Valley	Arvada	22	29	157	145	129	112	92	77	\$241,921	\$244,557	5	5
Club Crest/Club Crest South	Arvada	24	23	141	144	119	115	103	60	\$221,987	\$225,346	6	6
Landing at Standley Lake	Arvada	14	21	158	166	148	135	96	63	\$290,550	\$281,214	0	5
Village at Five Parks	Arvada	26	24	169	163	162	122	100	129	\$423,375	\$406,996	1	0
Forest Springs	Arvada	5	3	218	203	130	166	127	217	\$407,500	\$368,300	0	0
Meadows at West Woods Ranch	Arvada	11	10	155	159	134	141	156	92	\$339,999	\$334,095	1	1
West Woods Ranch	Arvada	30	34	186	181	153	145	83	79	\$486,001	\$456,313	1	2
Governors Ranch	Littleton	31	35	158	162	127	133	74	106	\$381,173	\$376,033	3	3
Edgewater	Edgewater	27	34	186	152	146	128	74	66	\$217,467	\$206,853	14	28
Applewood Knolls	Lakewood	27	19	165	161	125	130	49	132	\$343,237	\$396,314	4	2
Green Canyon (All)	Lakewood	18	19	167	147	147	104	84	84	\$266,824	\$252,983	4	4

Click anywhere on this chart to go directly to the PDF of the document.

[Click here](#) for a flyer displaying a dozen Golden Real Estate listings.

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Jim Smith

Broker/Owner

Golden Real Estate, Inc.

DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com

OFFICE: 303-302-3636

17695 South Golden Road, Golden 80401

WEBSITE: www.GoldenRealEstate.com

