

Jeffco Inventory Up, But Not Meeting Demand

By JIM SMITH, Realtor®

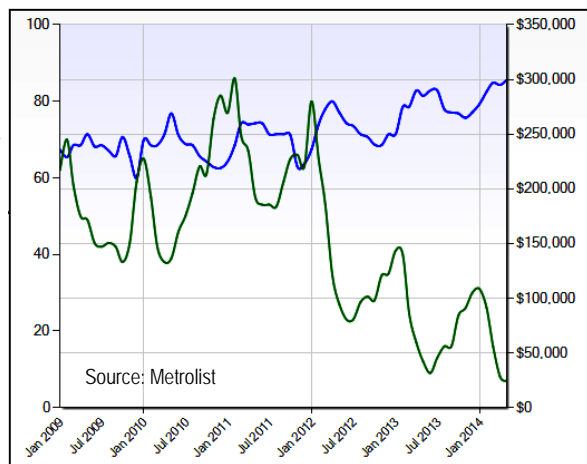
A month ago I shared MLS statistics for the full metro area, but here are Jeffco's statistics.

The chart at right shows the change in average listing price and average days on market (DOM) for Jefferson County over the last five years. While the average listing price is at its highest (\$300,000), the average DOM is at its lowest (7 days). In the charts below you can see that while 1,437 new listings were added in May, only 1,385 active listings remained at the end of the month, and inventory can't go much lower.

Days on market does vary within the county. Based on postal address, here are the figures for the following "city" addresses:

- Westminster & Edgewater — 5 days
- Lakewood, Littleton & Wheat Ridge — 6 days
- Golden — 7 days
- Morrison — 12 days
- Evergreen — 35 days
- Arvada — 8 days
- Conifer — 24 days
- Pine — 36 days

If you limit "Golden" to non-foothills listings, the average DOM drops to 5 days. Elsewhere in the Denver metro area, DOM ranges between 6 and 7 days, except for Boulder, which is 43 days.



NUMBER OF NEW JEFFCO LISTINGS						
Month	2009	2010	2011	2012	2013	2014
Jan	585	1,603	1,305	1,014	1,050	712
Feb	639	1,796	1,193	1,101	1,010	760
Mar	790	2,233	1,804	1,481	1,372	1,077
Apr	833	2,403	1,767	1,559	1,665	1,330
May	904	1,597	1,665	1,823	2,145	1,437
Jun	1,071	1,903	1,709	1,695	2,094	
Jul	1,096	1,930	1,439	1,415	1,962	
Aug	1,009	1,775	1,274	1,559	1,754	
Sep	1,115	1,438	1,249	1,254	1,252	
Oct	1,196	1,271	943	1,120	997	
Nov	956	970	759	819	625	
Dec	743	826	555	647	413	

NUMBER OF ACTIVE JEFFCO LISTINGS						
Month	2009	2010	2011	2012	2013	2014
Jan	2,222	5,212	6,042	4,312	2,874	1,212
Feb	2,387	5,744	6,239	4,255	2,737	1,146
Mar	2,587	6,371	6,765	4,281	2,667	1,162
Apr	2,748	6,794	7,075	4,389	2,830	1,266
May	2,933	6,853	7,342	4,660	3,277	1,385
Jun	3,319	7,194	7,379	4,754	3,472	
Jul	3,721	7,423	7,141	4,568	3,559	
Aug	3,924	7,368	6,801	4,508	3,358	
Sep	4,320	6,999	6,503	4,231	3,003	
Oct	4,839	6,563	5,925	3,990	2,284	
Nov	5,183	6,205	5,438	3,586	1,636	
Dec	4,933	5,930	4,866	3,225	1,359	

MONTHS OF INVENTORY (JEFFCO)						
Month	2009	2010	2011	2012	2013	2014
Jan	7	15	21	11	6	2
Feb	6	13	16	10	5	2
Mar	6	10	12	7	3	2
Apr	5	9	12	6	3	1
May	5	8	11	5	3	1
Jun	5	11	10	5	3	
Jul	5	16	11	5	3	
Aug	6	13	10	5	3	
Sep	7	13	11	5	4	
Oct	7	12	10	5	3	
Nov	10	13	11	5	2	
Dec	10	12	9	5	2	

Visit Our Electric Vehicle Roundup at Saturday's Super Cruise in Golden

Last week I promoted the Electric Vehicle Roundup which will take place in Golden Real Estate's parking lot this coming Saturday afternoon. There was also an article in YourHub about the event.

As a result of that coverage, I received several phone calls from people with electric vehicles, so I think we'll have a great turn-out. The Colorado Tesla Model S Club is having a rally that morning, featuring a climb up Mt. Evans by 40 to 50 Teslas. Many of them may show up at our event. We're still seeking other makes of electric cars, including BMW, Mercedes and Fisker. If you have one, please come! An Arvada company called Velocity Rails makes an electric kit car, which you can see at www.VelocityRails.com (click on the "Pricing" page). They're bringing one, too.

Zero Motorcycles will be bringing its electric road bike to the event. Our biker-agent, Jim Swanson, test drove it last week and was impressed.

Come hungry. We're grilling in the back yard.

This Week's Featured New Listing

Brick Ranch with Walkout Basement in Golden's Beverly Heights

The picture of this home at 1824 Mt. Zion Drive in Golden gives a hint of the view from its rear windows and deck of North and South Table Mountain and the city of Golden. With over 3,000 finished square feet, it has 3 bedrooms, 3 bathrooms, large living and family rooms with wood-burning fireplaces, and a large kitchen. All kitchen appliances and the washer & dryer are included. The oversized garage has a well-lit workshop and loads of enclosed storage. Take the video tour at www.BeverlyHeightsHome.com, then call for a showing!



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Jim Smith

Broker/Owner

Golden Real Estate, Inc.

DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com

17695 South Golden Road, Golden 80401

WEBSITE: www.GoldenRealEstate.com



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