

3-Year Analysis of Metrolist Data Comparing Individual vs. Bank-Owned Property Sales in Jeffco

(All Year Figures Are Jan. 1 to Dec. 22)

JFC		<u>Number</u>	<u>Median</u>	<u>Average</u>	<u>Median</u>	<u>Average</u>	<u>Price Per</u>	<u>% of</u>
		<u>of Sales</u>	<u>Price</u>	<u>Price</u>	<u>DOM</u>	<u>DOM</u>	<u>Fin. Sq. Ft.</u>	<u>Sales</u>
<u>Wheat Ridge/North Lakewood</u>		<u>Individual Sales</u>						
Single Family Homes	2008	424	\$231,000	\$262,719	57	104	\$133	
	2007	459	\$235,850	\$259,540	49	92	\$134	
	2006	563	\$233,400	\$257,135	75	103	\$136	
Condos/Townhomes	2008	69	\$139,000	\$134,414	78	131	\$113	
	2007	88	\$144,000	\$144,781	111	145	\$116	
	2006	106	\$136,000	\$140,973	118	169	\$120	
		<u>Lender-Owned Sales</u>						
Single Family Homes	2008	162	\$148,900	\$159,846	52	95	\$95	28%
	2007	152	\$168,500	\$189,812	76	106	\$107	25%
	2006	81	\$180,450	\$200,967	92	101	\$121	13%
Condos/Townhomes	2008	51	\$55,850	\$64,573	75	112	\$67	43%
	2007	40	\$71,500	\$84,213	78	100	\$88	31%
	2006	24	\$106,000	\$111,075	98	141	\$94	18%

JFN								
<u>Jeffco N. of 88th Ave.</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	263	\$218,000	\$233,226	54	80	\$119	
	2007	391	\$221,200	\$249,765	59	95	\$125	
	2006	430	\$229,500	\$248,358	75	100	\$126	
Condos/Townhomes	2008	51	\$144,500	\$146,269	79	103	\$112	
	2007	75	\$139,750	\$146,855	98	137	\$111	
	2006	106	\$149,900	\$155,908	87	119	\$123	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	113	\$175,000	\$187,384	36	61	\$102	30%
	2007	87	\$188,695	\$206,760	47	76	\$111	18%
	2006	72	\$190,000	\$201,086	65	81	\$112	14%
Condos/Townhomes	2008	29	\$99,950	\$110,466	43	66	\$89	36%
	2007	27	\$110,950	\$115,675	83	116	\$86	26%
	2006	16	\$133,950	\$135,697	105	158	\$104	13%

JFS								
<u>Jeffco South of Hampden</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	961	\$285,000	\$335,517	54	92	\$135	
	2007	1226	\$290,000	\$346,132	47	87	\$136	
	2006	1289	\$282,950	\$336,127	52	82	\$136	
Condos/Townhomes	2008	274	\$155,000	\$168,974	75	109	\$124	
	2007	398	\$164,000	\$176,959	63	102	\$126	
	2006	405	\$168,500	\$180,521	78	108	\$133	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	233	\$206,250	\$228,532	36	66	\$106	20%
	2007	184	\$205,000	\$242,495	31	72	\$111	13%
	2006	96	\$230,000	\$250,623	60	75	\$121	7%
Condos/Townhomes	2008	94	\$122,500	\$131,175	50	75	\$105	26%
	2007	67	\$126,800	\$137,067	68	100	\$105	14%
	2006	48	\$123,500	\$128,713	85	118	\$116	11%

JFW								
<u>Golden, West Arvada</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	402	\$398,000	\$423,304	66	106	\$155	
	2007	485	\$371,250	\$404,321	53	94	\$148	
	2006	587	\$377,250	\$401,366	57	89	\$151	
Condos/Townhomes	2008	75	\$176,250	\$189,949	54	91	\$131	
	2007	111	\$170,500	\$188,084	63	91	\$137	
	2006	129	\$175,000	\$191,486	59	95	\$132	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	56	\$240,000	\$280,003	45	88	\$115	12%
	2007	45	\$210,000	\$259,367	67	96	\$126	8%
	2006	45	\$189,950	\$256,700	45	76	\$122	7%
Condos/Townhomes	2008	11	\$66,500	\$104,418	42	43	\$94	13%
	2007	11	\$85,500	\$95,990	99	106	\$98	9%
	2006	6	\$129,000	\$142,491	42	100	\$98	4%

JNC								
<u>Arvada East of Indiana Sreet</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	746	\$239,900	\$262,326	52	90	\$119	
	2007	906	\$241,000	\$270,687	59	100	\$125	
	2006	1049	\$239,000	\$268,457	64	95	\$122	
Condos/Townhomes	2008	195	\$148,750	\$155,792	78	106	\$126	
	2007	214	\$152,000	\$164,030	61	101	\$134	
	2006	240	\$153,900	\$158,188	75	102	\$132	

		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	278	\$169,000	\$180,740	29	72	\$94	27%
	2007	249	\$178,200	\$192,294	51	81	\$103	22%
	2006	133	\$186,750	\$195,565	70	92	\$110	11%
Condos/Townhomes	2008	102	\$61,000	\$83,044	23	57	\$79	34%
	2007	56	\$105,000	\$118,034	62	90	\$100	21%
	2006	39	\$111,900	\$114,675	131	127	\$101	14%

JSC

<u>Lakewood bet. 6th & Hampden</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	588	\$252,000	\$282,536	55	87	\$123	
	2007	775	\$262,000	\$291,558	51	88	\$124	
	2006	886	\$257,000	\$292,287	68	97	\$128	
Condos/Townhomes	2008	284	\$148,500	\$153,541	72	123	\$115	
	2007	438	\$149,900	\$157,821	77	114	\$121	
	2006	459	\$146,000	\$150,697	81	118	\$121	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	208	\$179,900	\$194,166	30	68	\$97	26%
	2007	193	\$187,500	\$204,300	42	75	\$103	20%
	2006	102	\$196,000	\$212,790	56	92	\$110	10%
Condos/Townhomes	2008	104	\$100,000	\$101,323	40	73	\$87	27%
	2007	109	\$110,000	\$110,364	96	114	\$97	20%
	2006	58	\$120,000	\$117,428	108	137	\$103	11%

MEN, MES

<u>All Evergreen Addresses</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	267	\$425,000	\$533,416	92	138	\$179	
	2007	416	\$446,000	\$521,031	79	132	\$175	
	2006	436	\$400,000	\$486,431	63	112	\$173	
Condos/Townhomes	2008	13	\$195,000	\$216,923	75	132	\$155	
	2007	23	\$257,500	\$298,696	82	128	\$167	
	2006	32	\$206,750	\$258,852	90	117	\$161	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	52	\$237,000	\$308,250	74	101	\$131	16%
	2007	39	\$230,700	\$336,393	110	159	\$140	9%
	2006	20	\$268,000	\$290,195	102	119	\$118	4%
Condos/Townhomes	2008	2	\$140,500	\$140,500	72	72	\$129	13%
	2007	0	--	--	--	--	--	--
	2006	1	\$263,500	\$263,500	39	39	\$194	5%

MCP

<u>Conifer/Pine</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	179	\$329,500	\$360,829	112	167	\$150	
	2007	266	\$365,000	\$408,355	88	132	\$162	
	2006	317	\$340,000	\$395,257	112	148	\$154	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	45	\$241,500	\$286,044	76	131	\$121	20%
	2007	29	\$239,500	\$291,700	67	92	\$125	10%
	2006	21	\$266,500	\$264,697	52	101	\$129	6%

MJC, MJN, MJS

<u>Rest of the Jeffco Foothills</u>		<u>Individual Sales</u>						
Single-Family Homes	2008	124	\$475,000	\$533,966	127	177	\$165	
	2007	162	\$449,900	\$512,355	87	141	\$177	
	2006	193	\$474,500	\$546,648	90	137	\$178	
Condos/Townhomes	2008	14	\$203,500	\$269,600	105	98	\$146	
	2007	25	\$289,000	\$321,448	83	115	\$158	
	2006	24	\$219,000	\$266,592	84	140	\$159	
		<u>Lender-Owned Sales</u>						
Single-Family Homes	2008	28	\$225,000	\$283,223	65	108	\$121	18%
	2007	18	\$274,000	\$347,794	77	88	\$115	10%
	2006	11	\$232,680	\$459,496	71	106	\$155	5%
Condos/Townhomes	2008	0	--	--	--	--	--	--
	2007	1	\$170,000	\$170,000	20	20	\$111	4%
	2006	1	\$386,000	\$386,000	58	58	\$166	4%