

Real Estate Today

Columns archived at www.JimSmithColumns.com

Jeffco Sales Statistics Reflect The Metrowide 'Housing Glut'

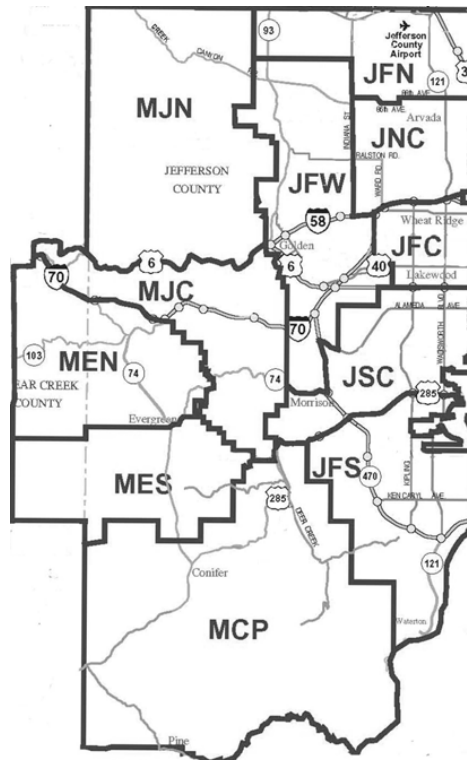
By **JIM SMITH, Realtor®**

Last Friday's front page headline in the Rocky Mountain News screamed "Unsold homes glut." The story was accurate statistically, but, as I've said before, all real estate is local, so I thought it worthwhile to show you the statistics for Jefferson County, area by area. At right is the MLS map for Jeffco, plus that part of Clear



Creek County which is in effect part of Evergreen. Not shown on the map is the JSC area, which is below MCP.

Since data on sold homes is often distorted by the sale of oversized homes (as discussed in previous columns), I have created two county-wide categories of my own which you may find more useful if you have an "average" home, condo or town house. I have also computed the inventory of homes by dividing the number of listings by the number of homes sold each month in that area. If you have any questions, please call.



Source: Metrolist

2006 Year-to-Date Single-Family Home Sales (Thru April 30, vs. 2005)

Metrolist Area	Number of Listings	Average Listing Price	Total Sales	Average Sold Price	Days on Market	Inventory in Months
JFN	255 (+19%)	\$253,262 (-1.1%)	151 (-24.1%)	\$247,577 (+2.5%)	93 (+12%)	7.1 (+65%)
JFW	287 (+12%)	512,126 (+17%)	203 (-1.5%)	389,411 (+1.9%)	88 (-11%)	5.6 (+12%)
JNC	621 (+14%)	317,139 (+7.9%)	402 (-6.9%)	266,323 (+5.3%)	94 (+4%)	6.5 (+27%)
JFC	391 (+34%)	273,364 (-2.3%)	204 (-13.2%)	243,904 (+3.0%)	104 (+8%)	8.1 (+54%)
JSC	523 (+37%)	352,013 (+2.2%)	345 (+6.5%)	281,633 (+6.6%)	91 (+8%)	6.1 (+30%)
JFS	641 (+14%)	402,302 (+5.7%)	456 (-13%)	333,249 (+6.2%)	88 (+7%)	5.7 (+33%)
MJN	47 (+12%)	925,216 (+7.8%)	18 (+12.5%)	349,098 (-16.2%)	225 (+17%)	10.9 (+4%)
MJC	128 (+22%)	890,365 (+0.4%)	39 (-22%)	558,272 (-1.4%)	127 (-22%)	13.1 (+56%)
MJS	10 (-41%)	364,275 (-2.3%)	0	n/a	n/a	Hard to say
MEN	193 (+18%)	789,746 (-2.9%)	91 (+9.6%)	494,979 (-7.5%)	110 (-29%)	8.5 (+8%)
MES	122 (+10%)	541,802 (+2.8%)	50 (-9.1%)	397,247 (-4.5%)	151 (+27%)	9.8 (+21%)
MCP	236 (-4.5%)	572,088 (+21%)	125 (+5%)	364,402 (+8.0%)	158 (+33%)	7.6 (-25%)

Jeffco Single-Family Homes

2000-2500 Square Feet: 381,253 (+7.2%) 352 (-21%) 351,530 (+1.7%) [Not Computed] 6.4 Months

Jeffco Condos/Townhomes

1000-1500 Square Feet: 174,858 (+0.1%) 371 (-2.6%) 168,625 (-0.8%) [Not Computed] 8.3 Months

All MLS Areas:

20,965 (+23%) 393,196 (+5.9%) 11,482 (-2.0%) 311,887 (+4.6%) 101 (+10%) 7.3 (+26%)

This Week's Featured Listing

This spectacular Mesa Meadows ranch-style home backs to Cressman Gulch and is close to parks and open space. Enjoy main-floor living plus a fully finished basement. Visit the website shown to fully appreciate this home and its beautifully landscaped front and back yard. **\$439,000**



Jim Smith

Broker Associate
RE/Max Alliance

Each office independently owned and operated.

303-525-1851 (Front desk: 303-232-2244)

Find more listings at www.JimSmith.com

