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Give Thanks Today That You Reside in Jefferson County, Colorado

This week's column arrives on Thanksgiving morning, so my thoughts turn naturally to writing about what we can be thankful for in the area of real estate and the economy.

Almost anywhere else in the United States, we might find it hard to be grateful, given the housing market and the financial sector, but here in Colorado, it's a little easier. Not only are energy prices going

down, but we have elected a president who is going to create lots of jobs in the green energy field for which Colorado — and Jefferson County in particular — is the epicenter, the "new heartland."

I've written previously about the fact that Jeffco has been relatively unscathed by the flood of foreclosures, and that the run-up in house values was less marked here,

which in turn created a less intense downturn.

One of my favorite market indicators is the thickness of the Legal Notices section of the *Golden Transcript*. Earlier this year, that section was running 60 to 72 pages each week — most of them legal notices for foreclosures. The past two weeks, the section has been only 32 pages, meaning that we have far fewer foreclosures

in process and far fewer bank owned properties to expect on the market next spring.

Sales of homes are going up, and the prices are holding firm, as I interpret the data from Metrolist. Because mortgage rates are affected by the national housing market — which is more bleak — we in Jeffco benefit by having a strong market yet low interest

rates. What a great time to buy a home!

There's a growing awareness in America that time is running out for us not merely to decrease our dependence on foreign oil, but for us to wean ourselves from fossil fuels because of their effect on the world's climate. Currently, my bedtime reading is *Hot, Flat, and Crowded*, by Thomas Friedman, author of *The World Is Flat*. I strongly recommend that everyone — including our President-elect — read this masterpiece, which not only documents our global crisis, but also gives some hope to its resolution — using the kinds of technology which are being developed here in Jefferson County.

Correction: Last week I wrote about how there is no sales collected on personal property that is sold along with real estate.

A tax professional emailed me, stating that in his opinion the buyer would still be subject to use tax.

REAL ESTATE TODAY

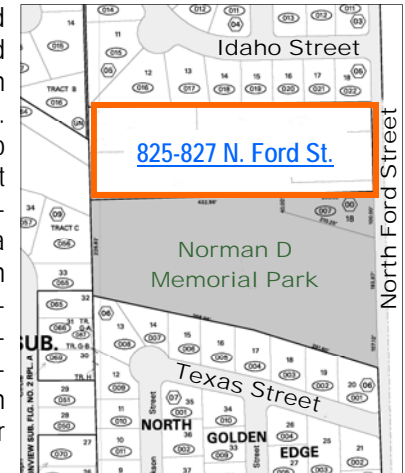


By JIM SMITH, Realtor®

This Week's Featured New Listing:

Rare Development Site in North Golden

This 3-acre property is located just north of Tucker Gulch and the Norman D Memorial Park on Golden's North Ford Street. Presently occupied by two homes and a smaller dwelling, it could be subdivided under present zoning to build up to a dozen homes. The seller can provide the buyer with a proposed plat for building eight single-family homes on a new cul-de-sac off of Ford Street. Learn more by calling 303-525-1851 or visiting GoldenRealEstate.com.



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