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**RE/MAX**  
Properties, Inc.

## What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during February, 2009?

### The Following Homes **SOLD** or are **PENDING**

	B	B	G	S	Y	B	S	L	P	S	P
	D	A	A	T	E	U	Q	I	R	O	R
	R	T	R	Y	A	I		S	I	L	I
	M	H		L	R	L	F	T	C	D	C
	S	S		E	T	T		E		E	
19525 Twisted Pine Dr.	5	5	3	RAN	2000	4273	\$489,900			\$490,000	
1255 Scarsbrook Ct.	4	4	3	RAN	2002	5000	\$825,000			\$750,000	
18785 Brockenbury Ct.	5	5	3	2	2007	7121	\$700,000			Pending	
4102 Mountain Dance Dr.	5	4	3	1.5	2001	5840	\$729,900			Pending	
1165 Cambrook Ct.	5	4	3	RAN	1994	5652	\$780,000			Pending	
19620 Insborough Ct.	6	5	4	2	2006	6602	\$850,000			Pending	
19835 Upchurch Way	7	9	4	2	2007	7398	\$850,000			Pending	

MLS data as of 3/4/2009

*If you will provide us with your email address and street address, we will continue to provide this newsletter in a quicker and more eco-friendly fashion (save a few trees). In addition, we can provide links to recent real estate articles and webinars that might be of interest. Your information will NOT be used for any other purposes.*

Several individuals have now signed up for email newsletters, thank you. Email recipients will also have the benefit of receiving a link to the detailed MLS printouts for the homes in the summary, complete with multiple photos of all the homes—email can have its upsides. February continued to be slow in terms of sales with only 2 homes selling at an average selling price of \$620,000. The 5 homes currently under contract have an average listing price of \$781,980 which is a significant improvement over previous activity. Last month we were starting to see an increase in showing activity in lower price ranges, and that has started to develop in the higher ranges. The inventory of available homes has remained flat at 64 with an average listing price of \$909,303—down 1.7% from last month. The issue with the inventory level is that 64 homes is equal to the number of homes that sold during the last 18 months. As this is being written, the DOW has slid below 6600 and is causing a large number of buyers (Yes they really are out there) to continue to be in a hold mode. However, it is our opinion that once there appears to be a positive trend developing, a significant number of buyers will take advantage of the low interest rates and what may very well be the best real estate buying environment in 25 years.

If anyone receiving this newsletter finds themselves in the position of possibly losing their home to foreclosure, **please contact us**. We have the necessary training and materials to assist in the process of negotiating a foreclosure delay or, under certain circumstances, an agreement for a short sale with lenders. A short sale is much less damaging to an individual's credit history when compared to a foreclosure. If this pertains to you, call us, we can help.

<b>Sales per Quarter in Bent Tree, Higby Estates, King's Deer, Wissler Ranch &amp; High Forest</b>					
<b>YEAR</b>	<b>QTR 1</b>	<b>QTR 2</b>	<b>QTR 3</b>	<b>QTR 4</b>	<b>TOTAL YTD</b>
2005	16	22	29	13	80
2006	15	20	20	11	66
2007	8	21	10	7	46
2008	8	14	14	7	43
2009	3				3

**Call us for a free market analysis on your home or lot.**

If your home is now listed for sale, this is not intended as a solicitation of that listing.