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## What happened in the Real Estate Market in Jackson Creek during February, 2009?

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

	B D R M S	B A T H S	G A R A G E	S I Z E	Y E A R	S E L L I N G	L I S T I N G	P R I C E	S T A T U S
60 Pistol Creek Dr.	4	3	2	2	2000	1924	\$230,000	\$230,000	SOLD
16346 Windy Creek Dr.	4	4	3	2	2002	2019	\$249,900	\$240,000	SOLD
15731 Candle Creek Dr.	4	3	2	RAN	2000	3346	\$319,000	\$310,000	SOLD
15790 Dawson Creek Dr.	5	3	3	2	1999	3509	\$384,900	\$358,000	SOLD
16207 Kitchener Way	5	4	3	2	2001	4288	\$441,000	\$420,000	SOLD
15834 Bridle Ridge Dr.	4	3	3	RAN	2006	3932	\$439,900	\$430,000	SOLD
396 Venison Creek Dr.	3	3	3	RAN	2003	3045	\$258,900		Pending
477 Saber Creek Dr.	4	4	3	2	2002	2977	\$315,000		Pending
16115 Bridle Ridge Dr.	4	4	3	2	2005	3319	\$439,000		Pending
474 Pasada Way	4	4	3	RAN	2008	3265	\$454,500		Pending

MLS Data as of 2/4/2009

*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 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. The 6 homes that sold in February with an average selling price of \$331,333 represented a significant improvement over the previous 3 months. There are also 4 homes under contract with an average listed price of \$366,850. The available inventory has remained fairly flat at 49 homes with an average listed price of \$373,241 which represents a drop of about 2.7%. 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.

YEAR	MLS Sales Per Month in Jackson Creek												TOTAL YTD
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2004	5	6	9	8	11	13	10	15	9	8	9	9	112
2005	5	7	8	9	10	11	18	14	6	10	8	9	106
2006	2	8	8	11	14	14	7	10	5	4	3	5	91
2007	6	5	7	8	9	5	12	14	5	6	2	6	85
2008	1	1	4	4	5	9	9	7	4	5	1	0	50
2009	1	6											7

**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.