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What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during February, 2010?

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

	B D R M S	B A T H S	G A R A G E	S T O R Y	Y E A R	B U I L T	S Q U A R E F E E T	L I S T I N G P R I C E	P R O C E S S I N G P R I C E	S P E N D I N G D A Y S	DAYS ON MARKET
675 E Kings Deer PT	3	4	3	2 Story	1995	3918	\$475,000	\$465,000		67	
19822 Kershaw CT	5	6	4	2 Story	2005	7323	\$614,900	\$530,000		147	
18045 Bankhurst CT	5	4	3	Ranch	2005	4569	\$525,000	Pending		18	
19720 Hunting Downs WY	5	5	4	Ranch	2006	4956	\$589,950	Pending		55	
17010 Viscount CT	5	5	3	2 Story	1996	4676	\$624,900	Pending		386	
20175 Wissler Ranch RD	5	5	3	2 Story	1998	5446	\$625,000	Pending		1028	
19035 Malmsbury CT	7	8	6	Raised Ranch	2006	8611	\$650,000	Pending		178	
17580 Colonial Park DR	6	5	3	2 Story	1998	4903	\$675,000	Pending		374	
15950 Forest Light DR	4	5	4	Ranch	2007	6626	\$985,000	Pending		36	
3935 Serenity PL	5	8	4	Ranch	2003	8448	\$1,020,000	Pending		774	

MLS data as of 3/4/2010

MLS details of "Pending" and "Sold" homes complete with pictures are available to email subscribers. Free email subscription — send an email to Homes@TheHughesTeam.com

Sales slowed down a bit in February to two transactions with an average selling price of \$497,500. This represented a significant drop from last month's average; however, the average listing price of the 8 homes under contract is \$711,856. Three of the under contract homes fall into the distressed properties category (short sales or bank owned). The homes under contract had an average number of days on the market of 356 which is understandable when you consider that there is roughly 19 months worth of inventory in this specific market area. However, as this is being written, the stock market has been improving for several days and showing activity has also improved. There are 60 homes in inventory with an average listing price of \$857,521 and an average number of days on the market of 226. 12% of the homes are distressed properties. During the last few months, the tax credit for qualifying buyers has had a significant impact on sales in a wide range of home prices, including the higher end market. There is a concern that the market will be negatively impacted if the tax credit is cancelled at the end of April as currently scheduled.

<i>Sales per Quarter in Bent Tree, Higby Estates, King's Deer, Wissler Ranch & High Forest</i>					
YEAR	QTR 1	QTR 2	QTR 3	QTR 4	TOTAL YTD
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	6	11	9	10	36
2010	6				6

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.



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The Hughes Team

highly recommends an enjoyable lunch (**Daily \$6 Special**) or dinner at Fusion World Cuisine. They will also accommodate your **TAKE-OUT** needs after a hard day at work. We hope you will appreciate the experience as much as we do.

To make the visit even more enjoyable -

Simply send an email to fusion@fusionworldcuisine.com to receive a **\$15 gift certificate** good for dining Monday through Thursday when at least two dinners are ordered. Just mention this newsletter in the email. This offer is good through April 30, 2010. Not valid with any other offers or coupons.

