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What happened in the Real Estate Market in **Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest** during March, 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	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	S A L E P R I C E	P E N D I N G
4102 Mountain Dance Dr.	5	4	3	1.5	2001		5840	\$729,900	\$724,000	
19620 Insborough Ct.	6	5	4	2	2006		6602	\$850,000	\$800,000	
15950 Forest Light Dr.	4	2	4	RAN	2007		6626	\$990,000	\$967,750	
19655 Guildford Ct.	4	4	3	RAN	2007		4547	\$589,900		Pending
710 W. Trumpeters Ct.	5	4	3	2	1997		5018	\$599,500		Pending
18785 Brockenbury Ct.	5	5	3	2	2007		7121	\$700,000		Pending
19835 Upchurch Way	7	9	4	2	2007		7398	\$850,000		Pending
16120 Winding Trail Rd.	4	8	4	RAN	2008		6542	\$1,099,000		Pending

MLS data as of 4/3/2009

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.

The 3 homes that sold in March had an average selling price of \$830,583 which is higher than previous months; however, the average number of days on the market was 435 days (range of 249 to 538 days) before going under contract. The 5 homes under contract have an average listing price of \$767,680 and 283 days on the market. **Email subscribers will get full MLS details with multiple photos of all sold and under contract homes along with links to several informational articles.** Of the 8 homes above, 3 were distressed properties (short sale, bank owned etc.) and 2 were corporate relocations. Some of these properties have gone through the foreclosure process instead of the less personal credit damaging short sale process. Before letting a home go into foreclosure, consider the information in the box below. Inventory has increased slightly to 71 homes with an average listing price of \$885,445 and an average of 197 days on the market. The positive impact of the distressed property sales is that the distressed inventory is being reduced and will gradually have less negative impact on property values. There are several indicators that the local real estate market will start to improve. A recent article identifying the 25 riskiest cities for homeowners (based on the concentration of sub-prime loans leading to foreclosures) made no mention of any city in Colorado. Florida leads the pack with 9 cities and California came in a close second with 8 cities.

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.

Sales per Quarter in Bent Tree, Higby Estates, King's Deer, Wissler Ranch & High Forest					
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				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.