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What happened in the Real Estate Market in *Jackson Creek* 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 T Y L E	Y E A R	B U Y P R I C E	S E L L I N G P R I C E	L I S T I N G P R I C E	P E N D I N G	S T A T U S
474 Pasada Way	4	4	3	RAN	2008	3265	\$454,500	\$454,000		
771 Mesa Creek Dr.	3	2	2	RAN	2002	2630	\$239,900		Pending	
15766 Candle Creek Dr.	3	2	3	RAN	1999	2428	\$239,900		Pending	
396 Venison Creek Dr.	3	3	3	RAN	2003	3045	\$258,900		Pending	
401 Oxbow Dr.	4	3	2	2	2000	3065	\$269,900		Pending	
72 Pistol Creek Dr.	4	4	2	2	2000	2318	\$274,900		Pending	
15696 Split Creek Cr.	5	3	2	RAN	2001	3420	\$289,000		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	

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 articles and webinars that might be of interest. Your information will NOT be used for any other purposes.

As you can see above, one home sold for \$454,500 after being on the market for 250 days before going under contract. The good news is that there are 8 homes under contract with an average listing price of \$290,812. Those homes were on the market an average of 145 days which is a definite improvement. **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, 2 were distressed properties (short sale, bank owned etc.). In some cases, properties in the area 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. The current inventory of 42 homes has an average listing price of \$364,674 and has been on the market an average of 118 days. The positive impact of 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.

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	1										8

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.