

# The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: [Homes@TheHughesTeam.com](mailto:Homes@TheHughesTeam.com)



Rosemarie & Wayne  
Hughes



**RE/MAX**

Properties, Inc.

Visit Our Websites at  
[www.TheHughesTeam.com](http://www.TheHughesTeam.com)  
 and  
[www.RealEstateByHughes.com](http://www.RealEstateByHughes.com)

## What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during April, 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 F T	L I S T E D	P R I C E	S T A T U S
710 W. Trumpeters Ct.	5	4	3	2	1997		5018	\$599,500	\$577,000	SOLD
18785 Brockenbury Ct.	5	5	3	2	2007		7121	\$700,000	\$625,000	SOLD
18910 Archers Dr.	6	5	6	RAN	1996		5262	\$899,000	\$850,000	SOLD
16120 Winding Trail Rd.	4	8	4	RAN	2008		6542	\$1,099,000	\$1,099,000	SOLD
19825 Twisted Pine Dr.	6	2	3	RAN	2003		4524	\$639,900		PENDING
15931 Waving Branch Way	5	4	3	RAN	2003		5132	\$679,000		PENDING
710 W. Caspian Ct.	4	4	4	2	2007		4821	\$750,000		PENDING
19835 Upchurch Way	7	9	4	2	2007		7398	\$850,000		PENDING

**MLS details of "Pending" and "Sold" homes complete with pictures available to email subscribers**

MLS data as of 5/3/2009

*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. [Homes@TheHughesTeam.com](mailto:Homes@TheHughesTeam.com)*

The 4 homes that sold in April had an average selling price of \$787,750 which represents a drop from the March average. The average time on the market for the sold homes was 301 days before receiving an acceptable offer. There are 4 homes currently under contract with an average listing price of \$729,725. These homes have been on the market an average of 294 days. One of the pending sales is a bank owned property. Inventory only went up by a couple of homes to 73 with an average listing price of \$872,796. The average number of days on the market for the current inventory is 192 days which is slowly coming down but needs to come down to around 100 days before we have a balanced market. The market has definitely started to heat up in some price ranges. As an example, there are 12 homes under contract in Jackson Creek at an average listing price of \$326,708 and another 18 in Woodmoor with an average listing price of \$380,783. Those numbers represent large increases in activity and typically that type of activity will be reflected in the higher price ranges within 2 to 3 months. That, plus further indications from the economic community seem to imply that the bottom has either already been reached or is very close. As always, for further confirmation, please call your favorite psychic hotline!

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>					
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	4			10

**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.