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

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

	B D R M S	B A T R	G A R	S T Y L E	Y E A R	B U Y I N G	S Q U A R E F E E T	L I S T I N G	P R I C E	S T A T U S	P R I C E
396 Venison Creek Dr.	3	3	3	RAN	2003		3045	\$258,900	\$250,000		
401 Oxbow Dr.	4	3	2	2	2000		3065	\$269,900	\$263,200		
15696 Split Creek Dr.	5	3	2	RAN	2001		3420	\$289,000	\$294,000		
12 Additional Homes Averages	4	3	2				3100	\$326,708		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 articles and webinars that might be of interest. Your information will NOT be used for any other purposes. Homes@TheHughesTeam.com

In April, 3 homes sold with an average selling price of \$269,066 and an average marketing time of 79 days prior to getting an acceptable offer. Of these 3 homes, 2 were short sales which were priced fairly aggressively. A good sign that the market is warming up is that there are now 12 homes under contract with an average listing price of \$326,708. These homes had been on the market an average of 123 days and only 2 are in the distressed category. The current inventory has increased slightly to 48 homes with an average listing price of \$369,191. The market has definitely started to heat up in some price ranges. As an example, there are another 18 homes under contract in Woodmoor at an average listing price of \$380,783. The Jackson Creek and Woodmoor numbers both represent large increases in activity. The higher end market is still lagging but typically follows in 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.

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	3									11

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.