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RE/MAX
Properties, Inc.

What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during May, 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 T A T U S	P R I C E
15931 Waving Branch Way	5	4	3	RAN	2003		5132	\$679,000		\$630,000
19825 Twisted Pine Dr.	6	4	3	RAN	2003		4524	\$639,900		Pending
750 W. Caspian Ct.	4	4	3	RAN	2001		5594	\$689,000		Pending
4061 High Forest Rd.	5	2	3	RAN	2001		4896	\$689,000		Pending
1325 Scottswood Dr.	6	4	4	2	2008		4823	\$695,000		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
16389 Forest Light Dr.	4	4	4	RAN	2005		6126	\$850,000		Pending
1451 Castlecombe Ln.	5	6	4	RAN	2006		5254	\$895,000		Pending

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

MLS data as of 6/5/2009

The only home sold in May was in the lower portion of the overall price range at \$630,000. The home was on the market 96 days before receiving an acceptable offer. The number of homes under contract has increased to 8 with an average listing price of \$757,238. These homes were on the market an average of 219 days before going under contract which is still not a very good number but a big improvement over last month. The inventory increased significantly to 85 homes with an average listing price of \$875,152 and, due to the number of new listings, the number of days on the market has dropped to 178 days for the current inventory. The reality of the current market is that the number of homes on the market is equal to the total number of homes that have sold over the last two years. The good news is that the stock market continues to improve, this will tend to drive the high end market. Much of 2009 may continue to produce slow results but we expect that next year will reflect a much improved real estate market across all price ranges.

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	5			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.