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

The Following Homes **SOLD**

	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 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 E L L I N G P R I C E
884 Mesa Creek Dr.	3	3	2	2	2002	2214	\$224,900	\$218,500	
771 Mesa Creek Dr.	3	2	2	RAN	2002	2630	\$239,900	\$238,000	
15524 Dawson Creek Dr.	4	3	3	RAN	2000	2632	\$255,000	\$255,000	
72 Pistol Creek Dr.	4	4	2	2	2000	2318	\$274,900	\$273,900	
411 Venison Creek Dr.	4	4	3	2	2003	3490	\$379,000	\$379,000	
16115 Bridle Ridge Dr.	4	4	3	2	2005	3319	\$439,000	\$415,000	
16648 Greyhawk Dr.	4	3	3	RAN	2009	3842	\$479,900	\$445,000	
167 Saber Creek Dr.	5	5	3	2	2004	4716	\$469,000	\$449,000	

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

MLS Data as of 6/5/2009

The 8 homes that closed in May were a great improvement over previous months. These homes had an average selling price of \$334,175 and were on the market an average of 172 before getting an acceptable offer. While sales increased, the inventory of available homes decreased which leads to a more balanced market. The 41 homes on the market have an average listing price of 377,368 and have been on the market an average of 125 days. In addition, there are 11 homes currently under contract with an average price of \$323,045. The homes under contract were on the market an average of 149 days. The real estate market seems to be responding positively to the improved stock market performance. Now we need to see improved job security.

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	8								19

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.