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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 June, 2009?

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

	B	B	G	S	Y	B	S	L	P	S	P
	D	A	A	T	E	U	Q	I	R	O	R
	R	T	R	Y	A	I		S	I	L	I
	M	H		L	R	L	F	T	C	D	C
	S	S		E	T	T		E		E	
19825 Twisted Pine Dr.	6	4	3	RAN	2003	4524	\$639,900			\$620,000	
750 W. Caspian Ct.	4	4	3	RAN	2001	5594	\$689,000			\$650,000	
1325 Scottswood Dr.	6	4	4	2	2008	4823	\$695,000			\$674,000	
710 W. Caspian Ct.	4	4	4	2	2007	4821	\$750,000			\$680,000	
16389 Forest Light Dr.	4	4	4	RAN	2005	6126	\$850,000			\$848,000	
20225 Roaming Dr.	5	4	3	2	1998	4851	\$515,000			Pending	
19970 Lockridge Dr.	4	4	2	RAN	2003	5227	\$549,000			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 7/5/2009

Of the 8 homes under contract last month, 5 sold in June. Those homes had an average selling price of \$694,400 and were on the market an average of 231 days prior to getting an acceptable offer. One of the remaining previously pending homes is still pending, one has returned to active status with a \$55,000 reduction in listing price and the other home has been withdrawn from the market. 2 additional homes with an average listing price of \$532,000 went under contract in June. The inventory of available homes continued to increase at a significant pace with 93 homes now at an average listing price of \$865,017. This inventory has been on the market an average of 193 days. The biggest issue in this higher priced market area is that there appears to be a \$250,000 differential between what the current buyers are willing to purchase and where the current inventory is priced. The lower price ranges are starting to see recovery while the stock market and economy are still having a very negative impact on the higher end homes. A recent poll indicated that while there is a large number of potential buyers in the marketplace, 53% of them are waiting to buy until they feel more secure in their job.

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	10			16

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.