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

### The Following Homes **SOLD**

	B D R M S	B A T R H S	G A R	S T Y L E	Y E A R	B U Y E R	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
15766 Candle Creek Dr.	3	2	3	RAN	1999	2428	\$239,900	\$230,000	
16218 Windy Creek Dr.	3	3	2	2	2002	2288	\$265,000	\$255,000	
306 Whistler Creek Ct.	4	3	2	RAN	2002	3167	\$274,900	\$255,500	
365 Oxbow Dr.	4	3	2	2	2000	2901	\$285,000	\$275,000	
15765 Dawson Creek Dr.	4	4	2	2	2000	3430	\$299,000	\$297,000	
15690 James Gate Pl.	3	3	5	2	2006	3395	\$304,900	\$304,900	
341 Oxbow Dr.	5	4	2	2	1999	3040	\$309,900	\$309,900	
16011 Bridle Ridge Dr.	5	3	3	RAN	2005	4194	\$379,500	\$374,500	

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

MLS Data as of 7/5/2009

Another 8 homes closed in June and matched the number from May. These homes had an average selling price of \$287,725 which is much lower than last month, but they were also only on the market for an average of 93 days prior to getting an acceptable offer. The inventory of available homes only increased slightly to 45 homes with an average listing price of \$362,895 and an average of 116 days on the market. There are also 10 homes under contract and not yet closed with an average listed price of \$401,280. While the average selling price dropped during June, all indications are that selling prices will start recovering in July. Since our last newsletter, the stock market has been suffering some losses that have certainly impacted the upper end market and may slow the mid price ranges. Our comment last month about job security was substantiated by a poll that indicated 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.

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	8							27

**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.