



Rosemarie & Wayne Hughes

The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: Homes@TheHughesTeam.com



RE/MAX
Properties, Inc.

Visit Our Websites at
www.TheHughesTeam.com
 and
www.RealEstateByHughes.com

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

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

| | 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 |
|------------------------|-----------------------|----------------------------|-------------|-----------------------|------------------|-----------------------|--|--|--|
| 614 Larimer Creek | 4 | 3 | 3 | RAN | 2003 | 3170 | \$350,000 | \$343,000 | |
| 755 Chesapeake Ave. | 5 | 5 | 2 | 2 | 2009 | 4062 | \$395,000 | \$376,500 | |
| 16154 Hobson Pl. | 4 | 4 | 3 | 2 | 2002 | 4572 | \$385,000 | \$378,000 | |
| 517 Saber Creek Dr. | 5 | 4 | 3 | 2 | 2000 | 4692 | \$475,000 | \$465,000 | |
| 15946 Bridle Ridge Dr. | 5 | 4 | 3 | RAN | 2005 | 4666 | \$499,000 | \$491,000 | |
| 31 Misty Creek Dr. | 5 | 3 | 2 | RR | 2000 | 2608 | \$219,900 | Pending | |
| 15779 Candle Creek Dr. | 4 | 3 | 3 | RAN | 2000 | 2580 | \$229,900 | Pending | |
| 799 Mesa Creek Dr. | 4 | 3 | 2 | RAN | 2004 | 2628 | \$285,000 | Pending | |
| 477 Saber Creek Dr. | 4 | 4 | 3 | 2 | 2002 | 2977 | \$315,000 | Pending | |
| 16220 Palace Creek Dr. | 5 | 3 | 2 | RAN | 2002 | 3348 | \$355,000 | Pending | |
| 629 Saber Creek Dr. | 5 | 3 | 3 | 2 | 2000 | 5014 | \$399,000 | Pending | |
| 659 Burke Hollow Dr. | 4 | 3 | 3 | RAN | 2005 | 4258 | \$449,900 | Pending | |
| 15832 Agate Creek Dr. | 5 | 4 | 3 | 2 | 2003 | 4403 | \$485,000 | Pending | |
| 16124 Gold Creek Dr. | 4 | 3 | 3 | 2 | 2003 | 5068 | \$499,000 | Pending | |

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 8/4/2009

Sales volume dropped off a bit in July to 5 homes with an average selling price of \$410,700. Those homes had been on the market for an average of 79 days—even better than last month. There are 9 homes currently under contract with an average listing price of \$359,744 and 181 days on the market. The inventory dropped slightly to 42 homes and an average listing price of \$375,508. In general, we are starting to see and hear more positive signs that indicate the real estate market is starting to recover. There was an article in the Gazette on July 26 that discussed the real estate market "showing signs of life" which highlighted the fact that homes under \$250,000 were selling like hotcakes. That same article highlighted the number of months of inventory this year versus last year in various parts of the county. 7 months of inventory is considered a balanced market (less than 7—a sellers market, more than 7—a buyers market) and of the major market areas, the only areas that are significantly above 7 months are the Tri-Lakes area, the Black Forest and eastern rural areas. However, if the stock market continues to show positive signs, we can expect to see improvement in the higher price ranges during the next few months. The improvement is not likely to be very quick since there will still be additional distressed properties coming on the market over the next 12 months but we think that will simply have a slowing effect on an improving market. **A copy of the Gazette article, complete with data by neighborhood, is available to email subscribers.**

| 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 | 5 | | | | | | 32 |

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.