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What happened in the Real Estate Market in Jackson Creek during August, 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 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 A L E P R I C E
799 Mesa Creek Dr.	4	3	2	RAN	2004	2628	\$285,000	\$276,000	
16220 Palace Creek Dr.	5	3	2	RAN	2002	3348	\$355,000	\$342,000	
659 Burke Hollow Dr.	4	3	3	RAN	2005	4258	\$449,900	\$420,000	
16124 Gold Creek Dr.	4	3	3	2	2003	5068	\$499,000	\$475,000	
15832 Agate Creek Dr.	5	4	3	2	2003	4403	\$485,000	\$480,000	
15779 Candle Creek Dr.	4	3	3	RAN	2000	2580	\$229,900	Pending	
15636 Candle Creek Dr.	4	4	2	2	1999	3008	\$282,500	Pending	
280 Green Rock Pl.	4	3	3	RAN	2003	3501	\$286,900	Pending	
477 Saber Creek Dr.	4	4	3	2	2002	2977	\$315,000	Pending	
15605 Coquina Dr.	3	2	4	RAN	1999	3052	\$324,999	Pending	
629 Saber Creek Dr.	5	3	3	2	2000	5014	\$399,000	Pending	
491 Venison Creek Dr.	4	4	3	RAN	2005	4496	\$400,000	Pending	
16114 Bridle Ridge Dr.	4	3	3	RAN	2005	4358	\$550,000	Pending	

MLS Data as of 9/9/2009

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

*****October and November Newsletters will ONLY be sent via EMAIL*****

Like last month, 5 homes sold with an average selling price of \$398,600; however, the number of days on the market increased significantly from 79 up to 175. There are currently 8 homes under contract with an average listing price of \$348,537. These homes were on the market 103 days prior to receiving an acceptable offer. The inventory of available homes is now 44 with an average listing price of \$366,768. The inventory has been on the market an average of 158 days. Last month, Forbes Magazine had an article "Best Cities for a Housing Recovery" which listed Colorado Springs as the #3 city in the country to experience a real estate recovery (**a link is available for our email subscribers**). We are already seeing that distressed properties are accounting for a lower percentage of the overall sales (about 20% versus 40% a few months ago). In addition, the total inventory in the county has been reduced. However, the greatest impact is being felt in the lower price ranges at this point but slowly moving up to higher prices.

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	5					37

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.