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RE/MAX
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What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during October, 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 O R Y	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	P E N D I N G P R I C E	S P E N D I N G P R I C E	DAYS ON MARKET
655 E Kings Deer PT	4	4	3	2 Story	1998	4041	\$485,000	\$480,000			613
19425 Bardsley PL	5	5	3	2 Story	2001	4724	\$575,000	\$524,000			205
4425 Edgedale WY	4	4	3	Ranch	1999	4841	\$579,000	\$548,000			10
19655 Guildford CT	4	4	3	Ranch	2007	4547	\$589,900	\$555,000			195
865 Lancers CT	5	4	3	Ranch	1997	5502	\$595,000	\$590,000			125
930 Dolan DR	5	4	3	Ranch	2000	5552	\$715,000	\$685,000			179
20153 Sedgemere RD	5	3	3	Ranch	2005	4034	\$430,000	Pending			61
19822 Kershaw CT	5	6	4	2 Story	2005	7323	\$614,900	Pending			98
19620 Still Glen DR	4	6	3	2 Story	2002	6293	\$645,000	Pending			241
19035 Malmsbury CT	7	8	6	Raised Ranch	2006	8611	\$699,500	Pending			94
20148 Royal Troon DR	5	6	6	Ranch	2006	6681	\$779,000	Pending			232
19835 Upchurch WY	7	9	4	2 Story	2007	7398	\$795,000	Pending			827
5010 Hidden Rock RD	4	4	3	Ranch	2007	5840	\$900,000	Pending			605
3935 Serenity PL	5	8	4	Ranch	2003	8448	\$1,020,000	Pending			667

MLS data as of 11/17/2009

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

With only 2 sales in August and 3 in September, the 6 sales in October are a nice improvement. The 6 homes that sold had a median selling price of \$551,500 which was negatively impacted by two of the sales being distressed properties. By contrast, the 8 homes under contract have a median listing price of \$739,250; however, the final selling prices may be quite a bit lower since 4 of these homes are also distressed properties. The inventory of available homes has dropped down to 64 with a median listing price of \$775,000 with the amount of time on the market ranging between 1 week and 3 years. We have added the number of days on the market since it is the most frequently asked question. As you can see, the answer can be a wide range. However, there are some homes that have sold or gone under contract in a reasonably short time period. Days on market does not include the time between contract acceptance and the date of closing. The extension of the first time home buyer tax credit and more importantly the addition of a credit for homeowners that have been in their current home for more than 5 of the last 8 years and wish to purchase a different home should help stimulate an improving real estate market. We still need improvement in the employment figures before we will see a complete market turnaround.

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	9	6	31

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.