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What happened in the Real Estate Market in Jackson Creek 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 Y E R	S Q U A R E	L I S T I N G	P R I C E	S O L D	P R I C E	D A Y S	MARKET
15668 Dawson Creek DR	4	3	3	2 Story	1999	3410	\$308,000	\$306,000	59				
351 Green Rock PL	4	3	3	2 Story	2003	4101	\$359,000	\$342,000	43				
397 Whistler Creek CT	4	3	2	Ranch	2003	3018	\$350,000	\$347,000	20				
15779 Candle Creek DR	4	3	3	Ranch	2000	2580	\$229,900	Pending	359				
256 Misty Creek DR	4	4	2	2 Story	1999	2768	\$239,900	Pending	131				
477 Saber Creek DR	4	4	3	2 Story	2002	2977	\$315,000	Pending	19				
16370 Windy Creek DR	5	3	3	Ranch	2002	3290	\$324,000	Pending	51				
756 Sweet Pine CT	4	4	3	2 Story	2008	4022	\$389,000	Pending	41				
16607 Greyhawk DR	4	4	3	2 Story	2009	3460	\$389,500	Pending	187				
491 Venison Creek DR	4	4	3	Ranch	2005	4496	\$400,000	Pending	32				
16616 Curled Oak DR	4	4	3	Ranch	2006	3872	\$449,500	Pending	119				

MLS Data as of 11/17/2009

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

The 3 homes that sold in October represents a drop off from the run rate of the previous months; however, the number of homes under contract indicate an improving November and December. The homes that sold had a median selling price of \$342,000. There are 8 homes currently under contract with a median listing price of \$342,100. This would normally be a very positive indication that the market is turning around; however, 4 of those 8 homes are distressed properties. The inventory of available homes has dropped to 34 with a median listing price \$335,000 and an overall range of \$239,900 to \$699,000. 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 several 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 the real estate market. We still need improvement in the employment figures before we will see a complete market turnaround.

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	5	3			45

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.