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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 November, 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 R I C E	S E L L I N G P R I C E	P E N D I N G	DAYS ON MARKET
19835 Upchurch WY	7	9	4	2 Story	2007	7398	\$795,000	\$717,500				826
20148 Royal Troon DR	5	6	6	Ranch	2006	6681	\$779,000	\$739,000				231
20153 Sedgemere RD	5	3	3	Ranch	2005	4034	\$430,000	Pending				61
19620 Still Glen DR	4	6	3	2 Story	2002	6293	\$645,000	Pending				257
17340 Colonial Park DR	7	5	3	2 Story	1995	5560	\$660,000	Pending				14
19035 Malmsbury CT	7	8	6	Raised Ranch	2006	8611	\$699,500	Pending				94
5010 Hidden Rock RD	4	4	3	Ranch	2007	5840	\$900,000	Pending				619
3935 Serenity PL	5	8	4	Ranch	2003	8448	\$1,020,000	Pending				683
19205 Sixpenny LN	6	6	4	2 Story	1999	10572	\$1,124,000	Pending				208

MLS data as of 12/3/2009

**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**

November was a slow sales activity month; however, we saw a slight improvement in showing activity. There were only 2 sales with a median selling price of \$728,250. This was fewer sales than expected since there had been 8 homes under contract last month. Since there are still 7 homes under contract, it appears that there was very minimal new contract activity and several homes under contract that have extended closing dates or contingencies. The 7 homes under contract have a median listing price of \$699,500. The inventory continues to drop, as is often the case during the holiday season, and now sits at 57 with a median listing price of \$762,500. As you can see above, the number of days on the market continues to be quite high within the higher price ranges. This is also true of the current inventory which has been on the market an average of 268 days. We continue to believe that the first half of next year will show improvement over the past few years.

<i>Sales per Quarter in Bent Tree, Higby Estates, King's Deer, Wissler Ranch & High Forest</i>					
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	8	33

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.