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What happened in the Real Estate Market in Jackson Creek 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 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	P R I C E	S P E C I A L C O N D I T I O N	P E N D I N G	DAYS O N M A R K E T
15714 James Gate PL	3	3	3	2 Story	2006		3796	\$240,000	\$239,900			42
16607 Greyhawk DR	4	4	3	2 Story	2009		3460	\$389,500	\$359,000			186
16664 Mystic Canyon DR	4	3	3	Ranch	2009		3387	\$389,900	\$385,000			105
756 Sweet Pine CT	4	4	3	2 Story	2008		4022	\$389,000	\$389,000			40
16616 Curled Oak DR	4	4	3	Ranch	2006		3872	\$449,500	\$415,000			118
15779 Candle Creek DR	4	3	3	Ranch	2000		2580	\$229,900	Pending			388
256 Misty Creek DR	4	4	2	2 Story	1999		2768	\$239,900	Pending			154
347 Whistler Creek CT	4	3	2	Ranch	2004		2640	\$289,000	Pending			20
477 Saber Creek DR	4	4	3	2 Story	2002		2977	\$315,000	Pending			19
811 Saber Creek DR	3	3	3	2 Story	2003		3178	\$319,900	Pending			20
16370 Windy Creek DR	5	3	3	Ranch	2002		3290	\$324,000	Pending			74
15720 Agate Creek DR	5	4	3	2 Story	2001		3577	\$400,000	Pending			50
491 Venison Creek DR	4	4	3	Ranch	2005		4496	\$400,000	Pending			32

MLS Data as of 12/3/2009

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

As expected, there was an improvement in sales activity in November and it looks like that will carry over into December. The 5 homes that sold had a median selling price of \$385,000 and were on the market an average of 131 days. Again this month, there are 8 homes under contract with 4 of those homes being distressed. The homes under contract have a median listing price of \$ 317,450. As you can see above, the number of days on the market was much lower for the majority of the homes under contract. The inventory of available homes has remained steady at 33 with a median listing price of \$337,450. November was also a good month for showing activity and December seems to be starting out the same way. This is unusual for this time of year. Apparently, the extension of the tax credit for first time homebuyers and the addition of a tax credit for existing home owners is fueling this activity.

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	5		50

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.