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## What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during March, 2010?

### 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	S E L L I N G P R I C E	P E N D I N G	D A Y S O N M A R K E T
18045 Bankhurst CT	5	4	3	Ranch	2005	4569	\$525,000	\$500,000		17	
17905 Queensmere DR	4	5	3	Ranch	2005	5174	\$625,000	\$555,000		92	
1055 Dolan DR	7	6	3	2 Story	1998	6160	\$699,900	\$685,000		830	
16152 Timber Meadow DR	5	5	4	Ranch	2007	5600	\$799,000	\$789,000		93	
20275 Roaming DR	4	3	3	2 Story	1998	4434	\$449,900	PENDING		217	
20420 Lockridge DR	7	6	3	2 Story	1998	5872	\$469,900	PENDING		98	
16012 Waving Branch WY	4	4	3	Ranch	2001	4100	\$499,000	PENDING		119	
19125 Royal Troon DR	5	4	3	2 Story	1999	4976	\$524,900	PENDING		65	
20475 Lockridge DR	4	3	3	Ranch	1998	4236	\$545,000	PENDING		60	
19245 Lochmere CT	4	4	3	Ranch	2001	4983	\$550,000	PENDING		74	
19720 Hunting Downs WY	5	5	4	Ranch	2006	4956	\$589,950	PENDING		88	
17010 Viscount CT	5	5	3	2 Story	1996	4676	\$624,900	PENDING		419	
20175 Wissler Ranch RD	5	5	3	2 Story	1998	5446	\$625,000	PENDING		1032	
19612 Falcon Crest CT	5	6	4	Ranch	2000	6950	\$850,000	PENDING		53	
18030 Bankhurst CT	5	6	4	2 Story	2004	5835	\$850,000	PENDING		54	

MLS data as of 4/6/2010

**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](mailto:Homes@TheHughesTeam.com)**

Sales improved to 4 closed transactions in March with an average selling price of \$632,250. With the exception of one property, the number of days on the market was quite reasonable and the average selling price has improved from last month. The number of homes under contract is up to 11 with an average listing price of \$598,049 and 238 days on the market. However, that number of days on the market is, again, being heavily influenced by a small number of the overall properties. The homes under contract certainly continue to point out that the buyers are still very much in the bargain hunting mode since 6 of the 11 homes are distressed or corporate relocation properties which tend to be priced aggressively. The inventory increased slightly to 63 with an average listing price of \$845,737 which is quite a bit higher than the current focus of buyers. The key issue for the real estate market during the month of April is going to be whether the current tax credits get extended or terminate at the end of the month as presently scheduled. Hopefully, the improvement in the stock market will continue which should strengthen the higher end real estate market.

<i>Sales per Quarter in Bent Tree, Higby Estates, King's Deer, Wissler Ranch &amp; 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	11	9	10	36
2010	10				10

**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.



"A Tasteful Harmony"

**Fusion World Cuisine**  
 15910 Jackson Creek Parkway  
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### The Hughes Team

highly recommends an enjoyable lunch (**Daily \$6 Special**) or dinner at Fusion World Cuisine. They will also accommodate your **TAKE-OUT** needs after a hard day at work. We hope you will appreciate the experience as much as we do.

**To make the visit even more enjoyable -**

Simply send an email to [fusion@fusionworldcuisine.com](mailto:fusion@fusionworldcuisine.com) to receive a **\$15 gift certificate** good for dining Monday through Thursday when at least two dinners are ordered. Just mention this newsletter in the email. This offer is good through May 31, 2010. Not valid with any other offers or coupons.

