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What happened in the Real Estate Market in Jackson Creek 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	P R I C E	S T A T U S	P E N D I N G D A Y S	DAYS ON MARKET
16254 Gold Creek DR	4	4	3	2 Story	2005	3085	\$322,000	\$318,000	122			
212 Oxbow DR	4	4	2	2 Story	1999	2492	\$269,000	PENDING	83			
345 Talus	4	4	2	2 Story	2000	3001	\$289,995	PENDING	205			
16274 Windy Creek DR	5	3	2	Ranch	2002	3408	\$346,500	PENDING	3			
812 Saber Creek DR	4	3	3	2 Story	2002	3745	\$359,000	PENDING	77			
491 Venison Creek DR	4	4	3	Ranch	2005	4496	\$442,000	PENDING	232			
15834 Bridle Ridge DR	4	3	3	Ranch	2006	3932	\$459,900	PENDING	205			

MLS Data as of 4/6/2010

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

There was only one closed transaction in March which was lower than we anticipated since there had been 5 homes under contract at the end of last month. There are 6 homes under contract with an average listing price of \$344,879. These homes were on the market an average of 135 days before getting an acceptable offer. There has been a significant increase in the inventory of available homes with the number going from 35 at the end of January to 45 in February and currently 58. The inventory has an average listing price of \$340,045 and has been on the market an average of 95 days. Six of the homes on the market are distressed properties and one of the pending homes falls into that category. 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.

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	10	10	7	4	5	1	0	52
2009	1	6	1	3	8	8	5	5	5	3	5	2	52
2010	3	4	1										8

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
 Monument
 488-3900

The Hughes Team

highly recommends an enjoyable lunch or dinner at Fusion World Cuisine. 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 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.

