



Rosemarie & Wayne Hughes

# The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: [Homes@TheHughesTeam.com](mailto:Homes@TheHughesTeam.com)



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Properties, Inc.

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## What happened in the Real Estate Market in Jackson Creek during January, 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 P E N D I N G	P E N D I N G	DAYS ON MARKET
524 Oxbow DR	5	4	2	2 Story	2000	3161	\$289,900	\$279,000				119
15813 Dawson Creek DR	4	3	3	2 Story	2001	4643	\$350,000	\$340,000				69
15720 Agate Creek DR	5	4	3	2 Story	2001	3577	\$400,000	\$399,000				102
15588 Candle Creek DR	4	3	2	Ranch	1999	2680	\$264,000	PENDING				161
15605 Split Creek DR	4	4	3	2 Story	2000	3314	\$270,000	PENDING				288
16370 Windy Creek DR	5	3	3	Ranch	2002	3290	\$324,000	PENDING				135
491 Venison Creek DR	4	4	3	Ranch	2005	4496	\$400,000	PENDING				32
538 Burke Hollow DR	5	2	3	Ranch	2008	3761	\$458,900	PENDING				585

MLS Data as of 2/3/2010

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

While the last three months have not been a hotbed of sales, they are a nice improvement over last year. The 3 sales in January had an average selling price of \$339,333 (versus an original listing price average of \$356,667) and were on the market an average of 96 days. There are 5 homes under contract with an average listing price of \$343,380 (versus the original price of \$356,760) and have been on the market an average of 241 days. 3 of those 5 homes are classified as distressed properties. The inventory of available homes has increased to 35, only 2 of which are distressed, with an average listing price of \$373,746. The available inventory has been on the market for an average of 113 days. The big issue driving the amount of time on the market is simply that buyers are not willing to pay what many sellers feel is a reasonable price for their property. The homes that sold, on average, sold for 5% less than the original average listing price. In a balanced market, that differential would be about 1%. Uncertainty with the global economies and unemployment, which has driven down the stock market in recent days, has had a slowing effect on showing activity in all price ranges. If the stock market returns to a positive trend, showing activity should return fairly quickly. Email subscribers will be getting links to several articles that go into the current market conditions in more depth.

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												3

**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.



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**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](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 March 31, 2010. Not valid with any other offers or coupons.

