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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 December, 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 Y L E	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 D I S C O U N T	S P E N D I N G D A Y S	DAYS ON MARKET
20153 Sedgemere RD	5	3	3	Ranch	2005	4034	\$430,000	\$415,000		60	
18535 Wetherill RD	4	5	3	Ranch	2005	4389	\$584,500	\$535,000		30	
675 E Kings Deer PT	3	4	3	2 Story	1995	3918	\$475,000	Pending		70	
19620 Still Glen DR	4	6	3	2 Story	2002	6293	\$645,000	Pending		270	
17340 Colonial Park DR	7	5	3	2 Story	1995	5560	\$660,000	Pending		6	
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		716	

MLS data as of 1/5/2010

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

The 4th quarter started off with 6 sales in October and then dropped off to 2 sales each in November and December. However, with the extension of the first time home buyer tax credit, and more importantly the inclusion of existing homeowners in the tax credit, showing activity is on an increase. The 6 homes under contract have an average listing price of \$733,250 which is heavily influenced by the two highest priced homes. Several of the homes under contract were also under contract last month indicating that closing dates are being pushed out or there are contract contingencies. The inventory of available homes has dropped to 51 with a median listing price of \$725,000. This inventory has been on the market an average of 263 days. The higher price range market is recovering slower than those at lower levels, but it is starting to show some signs of improvement. The overall activity level is better than normal for this time of the year and should translate to improved sales during the next few months. Our biggest concern is whether the activity level will continue after the tax credit comes to an end in the 2nd quarter of this year. Forbes just published an article stating that because of the tax credit situation, homeowners thinking of selling a home this year should consider getting on the market as soon as possible. The average selling price for all of 2009 was \$677,794 while the median selling price (half the homes sold for less and half sold for more) was \$640,000. These numbers compare to an average of \$682,793 and a median of \$650,000 in 2008.

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

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.