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What happened in the Real Estate Market in Jackson Creek 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 | S P O R T I N G P R I C E | P E N D I N G | DAYS ON MARKET |
|-----------------------|-----------------------|-----------------------|----------------------------|-----------------------|------------------|-----------------------|--|--|-----------------------|---|---------------------------------|----------------------|
| 347 Whistler Creek CT | 4 | 3 | 2 | Ranch | 2004 | 2640 | \$289,000 | \$288,000 | | | | 219 |
| 811 Saber Creek DR | 3 | 3 | 3 | 2 Story | 2003 | 3178 | \$319,900 | \$318,000 | | | | 25 |
| 256 Misty Creek DR | 4 | 4 | 2 | 2 Story | 1999 | 2768 | \$239,900 | Pending | | | | 190 |
| 15605 Split Creek DR | 4 | 4 | 3 | 2 Story | 2000 | 3314 | \$270,000 | Pending | | | | 262 |
| 16370 Windy Creek DR | 5 | 3 | 3 | Ranch | 2002 | 3290 | \$324,000 | Pending | | | | 110 |
| 15813 Dawson Creek DR | 4 | 3 | 3 | 2 Story | 2001 | 4643 | \$350,000 | Pending | | | | 70 |
| 15720 Agate Creek DR | 5 | 4 | 3 | 2 Story | 2001 | 3577 | \$400,000 | Pending | | | | 86 |
| 491 Venison Creek DR | 4 | 4 | 3 | Ranch | 2005 | 4496 | \$400,000 | Pending | | | | 32 |

MLS Data as of 1/5/2010

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

While November sales were fairly strong, December closings dropped off due to the holidays and the fact that the original tax credit for first time home buyers was to terminate at the end of November. However, the tax credit was extended and expanded to include existing homeowners. As a result, showing activity was stronger than normal in December and thus far in January. The 2 homes that sold in December had an average selling price of \$303,000. The 6 homes under contract have a median listing price of \$337,000. 4 of those 6 homes under contract are distressed properties (short sales, bank owned etc.) which presents difficult competition for the resale market. The good news is that, of the 30 homes in the current available inventory, only 3 are distressed properties. The homes in inventory have a median listing price of \$340,000. 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 \$340,917 while the median selling price (half the homes sold for less and half sold for more) was \$318,000. These numbers compare to an average of \$357,201 and a median of \$320,000 in 2008.

| 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 |

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.