



Rosemarie & Wayne Hughes

# The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: Homes@TheHughesTeam.com



**RE/MAX**  
Properties, Inc.

Visit Our Websites at  
[www.TheHughesTeam.com](http://www.TheHughesTeam.com)  
 and  
[www.RealEstateByHughes.com](http://www.RealEstateByHughes.com)

## What happened in the Real Estate Market in Jackson Creek during June, 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 C I A L T Y P E	P E N D I N G	DAYS O N M A R K E T
15779 Candle Creek DR	4	3	3	Ranch	2000	2580	\$264,900	\$256,000				59
446 Oxbow DR	3	3	2	2 Story	2000	3065	\$284,950	\$270,000				102
16019 Bridle Ridge DR	5	4	2	2 Story	2005	3431	\$300,000	\$306,000				133
478 Oxbow DR	4	3	3	Ranch	2005	3018	\$334,000	\$330,000				218
15833 Maple Hill RD	4	3	2	Ranch	2005	3462	\$375,000	\$355,000				251
15874 James Gate PL	3	3	3	Ranch	2006	3292	\$429,900	\$415,500				75
434 Saber Creek DR	6	4	3	2 Story	2001	4395	\$469,000	\$462,000				73
15691 Dawson Creek DR	3	2	3	4-Levels	2000	1772	\$219,950	Pending				198
15539 Candle Creek DR	4	3	3	4-Levels	1999	1847	\$230,000	Pending				90
107 Pistol Creek DR	3	3	2	2 Story	2000	2575	\$239,900	Pending				78
701 Mesa Creek DR	4	4	3	2 Story	2002	2494	\$289,900	Pending				69
15678 Split Creek DR	3	3	3	2 Story	2001	3268	\$299,900	Pending				102
15687 Agate Creek DR	5	4	3	2 Story	2001	2943	\$300,000	Pending				90
15624 Split Creek DR	5	4	3	2 Story	2000	3432	\$349,500	Pending				48
15862 Maple Hill RD	4	4	3	2 Story	2006	3864	\$349,900	Pending				1
419 Saber Creek DR	4	3	3	Ranch	2001	4138	\$364,900	Pending				178
650 Larimer Creek DR	4	3	2	Ranch	2004	3611	\$399,500	Pending				68
16624 Mystic Canyon DR	4	3	3	Ranch	2010	3968	\$424,900	Pending				83

MLS Data as of 7/6/2010

There were 7 sales in June with an average selling price of \$342,071 and an average of 130 days on the market prior to receiving an acceptable offer. There are another 11 homes under contract that have an average listing price of \$315,304. These homes have been on the market an average of 91 days. In addition, the inventory has stabilized with 55 homes on the market and an average listing price of \$334,768. The inventory has been on the market an average of 89 days. The marketing time has been decreasing through most of the year which should lead to a more balanced market. However, during the month of June, showing activity was reduced in most price ranges. This is not an unusual situation and is generally attributed to the high number of families taking vacations during the month. With the stock market being so unpredictable, the mortgage bond market has become a safe haven for many investors. As a result, mortgage rates are now the lowest they have been in 50 years at an average of 4.58%. **Remember to checkout our Blog Site at [RealEstateByHughes.com](http://RealEstateByHughes.com) for lots of great articles and links to local activities and helpful discussions about a wide variety of subjects.**

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	4	10	7							29

**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.