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What happened in the Real Estate Market in **Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest** 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	S E L L I N G P R I C E	P E N D I N G D A Y S	DAYS ON MARKET
1244 Carnahan CT	4	4	3	2 Story	1998	5143	\$725,000	\$690,775			242
17567 Colonial Park DR	4	4	3	Ranch	1999	4821	\$779,000	\$742,450			38
19205 Sixpenny LN	6	6	4	2 Story	1999	10572	\$899,000	\$750,000			27
15972 Waving Branch WY	5	5	3	Ranch	2003	6370	\$795,000	\$780,000			1190
3935 Serenity PL	5	8	4	Ranch	2003	8448	\$755,000	\$785,000			826
1145 Cambrook CT	5	7	3	2 Story	1998	7402	\$1,099,000	\$990,000			215
17840 Barrington CT	5	4	3	2 Story	1986	4284	\$415,000	Pending			377
620 E Kings Deer Point	6	4	3	2 Story	1996	4640	\$499,500	Pending			78
1208 Carnahan CT	5	4	3	Ranch	1999	4454	\$515,900	Pending			78
17575 Charter Pines DR	6	6	5	2 Story	1992	6447	\$525,000	Pending			148
15520 Winding Trail RD	5	5	3	2 Story	2002	4580	\$595,000	Pending			18
3952 Pine Air PL	5	4	3	Ranch	2001	4580	\$599,900	Pending			39
18585 Glenthorne LN	5	5	3	Ranch	2004	5023	\$615,000	Pending			98
19104 Baskerville WY	4	4	4	Ranch	2006	5385	\$746,000	Pending			385
17935 Queensmere DR	4	5	4	Ranch	2005	5599	\$850,000	Pending			33

MLS data as of 7/6/2010

There were 6 sales in June which was up over May and the average selling price was higher, as well, at \$789,704. The number of days that these homes were on the market averaged 423 days, but, as you can see above, the range was from one month to over 3 years. There are 9 homes under contract with an average listing price of \$595,700 and an average of 139 days on the market. The inventory of available homes continues to grow and now stands at 83. These homes have an average listing price of \$760,588 and have been on the market an average of 182 days. Of the available homes, 8 are considered distressed properties. 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 for lots of great articles and links to local activities and helpful discussions about a wide variety of subjects.**

<i>Sales per Quarter in Bent Tree, Higby Estates, King's Deer, Wissler Ranch & High Forest</i>					
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
2010	10	13			23

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.