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What happened in the Real Estate Market in Jackson Creek during February, 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 E N D I N G P R I C E | S P E N D I N G D A Y S | DAYS ON MARKET |
|-----------------------|-----------------------|-----------------------|----------------------------|-----------------------|------------------|-----------------------|------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------------|----------------------|
| 256 Misty Creek DR | 4 | 4 | 2 | 2 Story | 1999 | 2768 | \$239,900 | \$240,000 | | 202 | |
| 15588 Candle Creek DR | 4 | 3 | 2 | Ranch | 1999 | 2680 | \$264,000 | \$253,500 | | 160 | |
| 16370 Windy Creek DR | 5 | 3 | 3 | Ranch | 2002 | 3290 | \$324,000 | \$324,000 | | 134 | |
| 538 Burke Hollow DR | 5 | 2 | 3 | Ranch | 2008 | 3761 | \$458,900 | \$399,000 | | 584 | |
| 15605 Split Creek DR | 4 | 4 | 3 | 2 Story | 2000 | 3314 | \$270,000 | Pending | | 317 | |
| 16254 Gold Creek DR | 4 | 4 | 3 | 2 Story | 2005 | 3085 | \$322,000 | Pending | | 126 | |
| 15914 Bridle Ridge DR | 4 | 3 | 3 | Ranch | 2005 | 3408 | \$365,000 | Pending | | 18 | |
| 491 Venison Creek DR | 4 | 4 | 3 | Ranch | 2005 | 4496 | \$415,000 | Pending | | 199 | |
| 15834 Bridle Ridge DR | 4 | 3 | 3 | Ranch | 2006 | 3932 | \$459,900 | Pending | | 172 | |

MLS Data as of 3/4/2010

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

Through February, the Jackson Creek market has just been keeping pace with last year but we expect improvement during the next couple of months. The 4 homes that sold had an average selling price of \$304,125 and were on the market an average of 270 days. This average selling price represents 94.5% of the last average listing price but 91% of the original average listing price. These differences between listing and selling prices explain why the marketing times continue to be too long. The 5 homes under contract have an average listing price of \$366,380 and an average number of days on the market of 166 days. Three of the homes under contract are distressed properties (short sales or bank owned). The inventory of available homes has gone up from 35 last month to 45 this month with an average listing price of \$363,606. The current inventory has been on the market an average of 103 days. Considering that the benefit of a buyer's tax credit (which has been a positive impact on sales) is scheduled to go away on April 30, it is definitely advantageous to be on the market at this point.

| 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 | | | | | | | | | | | 7 |

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.



"A Tasteful Harmony"

Fusion World Cuisine
 15910 Jackson Creek Parkway
 Monument
 488-3900

The Hughes Team

highly recommends an enjoyable lunch (**Daily \$6 Special**) or dinner at Fusion World Cuisine. They will also accommodate your **TAKE-OUT** needs after a hard day at work. 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 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 April 30, 2010. Not valid with any other offers or coupons.

