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## What happened in the Real Estate Market in Jackson Creek during April, 2010?

### The Following Homes **SOLD** or are **PENDING**

	B D M S	B A T H	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 S E L I N G	P E N D I N G	D A Y S O N M A R K E T
212 Oxbow DR	4	4	2	2 Story	1999	2492	\$269,000	\$263,000	87			
812 Saber Creek DR	4	3	3	2 Story	2002	3745	\$359,000	\$345,000	76			
15914 Bridle Ridge DR	4	3	3	Ranch	2005	3408	\$365,000	\$360,000	45			
15834 Bridle Ridge DR	4	3	3	Ranch	2006	3932	\$459,900	\$446,000	161			
15691 Dawson Creek DR	3	2	3	4-Levels	2000	1772	\$219,950	PENDING	198			
536 Oxbow DR	3	3	2	2 Story	1999	2567	\$254,900	PENDING	66			
15779 Candle Creek DR	4	3	3	Ranch	2000	2580	\$264,900	PENDING	64			
215 Misty Creek DR	5	4	2	2 Story	1999	2572	\$267,900	PENDING	91			
15605 Split Creek DR	4	4	3	2 Story	2000	3314	\$270,000	PENDING	378			
66 Pistol Creek DR	4	3	2	Ranch	2000	2632	\$275,000	PENDING	82			
345 Talus	4	4	2	2 Story	2000	3001	\$289,995	PENDING	205			
15679 Paiute CR	3	3	5	2 Story	2005	3627	\$299,500	PENDING	439			
16019 Bridle Ridge DR	5	4	2	2 Story	2005	3431	\$300,000	PENDING	84			
15728 Agate Creek DR	4	4	3	2 Story	2001	3024	\$329,000	PENDING	64			
797 Saber Creek DR	4	4	3	2 Story	2001	3279	\$339,900	PENDING	63			
16274 Windy Creek DR	5	3	2	Ranch	2002	3408	\$346,500	PENDING	3			
419 Saber Creek DR	4	3	3	Ranch	2001	4138	\$364,900	PENDING	178			
15833 Maple Hill RD	4	3	2	Ranch	2005	3462	\$375,000	PENDING	264			
16577 Curled Oak DR	5	4	3	Ranch	2006	4094	\$400,000	PENDING	284			
15636 Split Creek DR	3	4	3	Ranch	2001	4503	\$419,900	PENDING	81			
15874 James Gate PL	3	3	3	Ranch	2006	3292	\$429,900	PENDING	99			
491 Venison Creek DR	4	4	3	Ranch	2005	4496	\$432,000	PENDING	260			
434 Saber Creek DR	6	4	3	2 Story	2001	4395	\$469,000	PENDING	84			

MLS Data as of 5/4/2010

While the actual closed transactions continued to be low in April, there was certainly a rush to get homes under contract prior to the tax credit deadline. The 4 homes that sold had an average selling price of \$353,500 and were on the market a very reasonable 92 days. Two of those homes were involved in corporate relocations that tend to be aggressively priced. The 19 homes under contract have an average listing price of \$334,118 and were on the market an average of 157 days prior to obtaining an acceptable offer. The current inventory of available homes dropped slightly to 54 with an average listing price of \$341,755 and has been on the market an average of 81 days. Distressed properties account for 5 of the homes under contract and 3 of the homes in inventory. Showing activity, in general, dropped off during the month of April (not as much in Jackson Creek as in some other areas) as the tax credit deadline of April 30 approached. Since the tax credit was not extended, the real estate market will now have to be driven by the general economic situation. However, there are some positive indicators regarding the economy (If the European Union can solve their financial woes) which, hopefully, will continue to drive the overall market in a positive direction.

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									12

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If your home is now listed for sale, this is not intended as a solicitation of that listing.