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What happened in the Real Estate Market in Jackson Creek during October, 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 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	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 M A R K E T
16215 Palace Creek DR	4	3	2	Ranch	2002	2616	\$239,900	\$230,000	111		
15628 Dawson Creek DR	3	3	3	2 Story	2000	2288	\$240,000	\$230,000	157		
15730 James Gate PL	3	3	3	2 Story	2004	3728	\$249,000	\$240,000	172		
15667 Paiute CR	3	3	2	2 Story	2006	3728	\$249,900	\$240,000	199		
566 Larimer Creek DR	5	5	3	2 Story	2005	3711	\$400,000	\$397,000	114		
16569 Curled Oak DR	5	5	3	2 Story	2005	4960	\$549,000	\$530,000	68		
366 Oxbow DR	4	3	2	2 Story	2002	3173	\$240,000	Pending	169		
15750 Candle Creek DR	4	4	2	2 Story	1999	2781	\$250,000	Pending	153		
444 Talus RD	5	3	2	2 Story	2001	3051	\$272,000	Pending	90		
16091 Bridle Ridge DR	3	3	3	Ranch	2006	3171	\$299,000	Pending	150		
15933 Dawson Creek DR	3	3	3	Ranch	2004	3647	\$299,900	Pending	9		
15658 Lacuna DR	5	4	3	2 Story	2000	4129	\$309,000	Pending	151		
15640 Lacuna DR	4	4	3	2 Story	2000	3032	\$335,000	Pending	94		
16295 Gold Creek DR	5	4	3	2 Story	2003	3825	\$339,900	Pending	86		
16654 Mystic Canyon DR	4	3	3	Ranch	2010	3538	\$389,500	Pending	236		

MLS Data as of 11/6/2010

The 6 homes that sold in October had an average selling price of \$311,166 and were on the market an average of 136 days. There are also 9 homes under contract with an average listing price of \$303,811 which is roughly 5% below the original average listing price. The inventory continues to drop which should lead to a more balanced market and improved price stability. The 31 homes available for sale have an average listing price of \$350,632 and have been on the market an average of 154 days. Last month's government mandated slow down in foreclosure actions due to potential paperwork issues, has resulted in October foreclosure proceedings being 9% lower than September; however, this reduction will probably be short lived. We have included a link in the newsletter email to an economic report that is Colorado Springs and real estate specific that provides an enormous amount of information regarding our current market situation.

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	10	4	4	6			53

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.