



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
 and
www.RealEstateByHughes.com

What happened in the Real Estate Market in Jackson Creek during SEPTEMBER, 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
442 Oxbow DR	3	3	3	2 Story	2000	2879	\$227,400	\$229,000		176	
228 Misty Creek DR	4	4	2	2 Story	1998	3625	\$280,000	\$260,000		68	
16202 Palace Creek DR	5	4	3	2 Story	2002	3022	\$319,900	\$315,900		163	
152 Old Creek DR	5	4	3	2 Story	1998	2978	\$349,900	\$325,000		116	
366 Oxbow DR	4	3	2	2 Story	2002	3173	\$240,000	PENDING		139	
15628 Dawson Creek DR	3	3	3	2 Story	2000	2288	\$240,000	PENDING		158	
15730 James Gate PL	3	3	3	2 Story	2004	3728	\$249,000	PENDING		173	
15667 Paiute CR	3	3	2	2 Story	2006	3728	\$249,900	PENDING		200	
16654 Mystic Canyon DR	4	3	3	Ranch	2010	3538	\$389,500	PENDING		236	
566 Larimer Creek DR	5	5	3	2 Story	2005	3711	\$400,000	PENDING		126	

MLS Data as of 10/5/2010

While September sales continued to be slow, 2010 will undoubtedly outpace 2008 and 2009 for total sales, but only slightly. The 4 homes that sold in September had an average selling price of \$282,475 which was toward the lower end of the market. However, as you can see above, the majority of the pending sales continue to be in the lower priced homes. The 6 homes under contract have an average listing price of \$294,733 which reflects a 5% reduction from the original average listing price. Inventory has dropped significantly to 37 homes with an average listing price of \$351,787. With the recent announcement that several large banks are going to slow down some foreclosure proceedings in order to review them in more detail, we are not sure what, if any, impact will be seen in the current resale market. With the stock market improving over the last month, there has been some improvement in showing activity which should lead to a gradual overall improvement in sales.

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				47

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.

Watch this area for various discounts from selected businesses.