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What happened in the Real Estate Market in Jackson Creek during August, 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 I Z 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	P R I C E T A C H E D	S P E N D I N G	P E N D I N G	DAYS O N M A R K E T
15611 Split Creek DR	4	3	3	Ranch	2000	2620	\$270,000	\$ 263,000				114
15776 Paiute CR	5	3	2	Ranch	2005	3294	\$313,000	\$ 300,000				170
15744 Agate Creek DR	5	3	3	Ranch	2000	3408	\$338,000	\$ 338,000				126
16125 Gold Creek DR	4	3	3	Ranch	2004	3611	\$450,000	\$ 445,000				8
15730 James Gate PL	3	3	3	2 Story	2004	3728	\$240,000	Pending				173
228 Misty Creek DR	4	4	2	2 Story	1998	3625	\$280,000	Pending				76
16202 Palace Creek DR	5	4	3	2 Story	2002	3022	\$319,900	Pending				164
152 Old Creek DR	5	4	3	2 Story	1998	2978	\$349,900	Pending				117

MLS Data as of 9/7/2010

Sales dropped off to 4 transactions in August with an average selling price of \$336,500 and an average of 104 days on the market. The average selling price was 1.88% less than the most recent listing price and 4.4% less than the original average listing price. The best overall final result is usually achieved by pricing the home fairly close to the true market value and counting on your realtor to negotiate a selling price that is close to the listing price. Sales activity continues to be slowing in the post tax credit period. The number of homes under contract is down to 4 with an average listing price of \$297,450 which is an indicator that the buyer interest is definitely skewed toward the lower end of the overall market. The homes under contract were on the market an average of 133 days prior to receiving an acceptable offer. The current inventory has dropped slightly to 50 with an average listing price of \$344,276 and an average of 117 days on the market. The general opinion of most analysts is that the real estate market will remain flat through the balance of the year and hopefully start a recovery in the early part of 2011. We are hoping that the record low interest rates will generate a more positive response.

This will be the last newsletter, in print, until January. If you would like to continue to receive this information plus additional links to various subjects that can be of interest to buyers, sellers and homeowners in general – *please send an email to us at Homes@TheHughesTeam.com with your name and address.* We will then add you to our emailed newsletter list and you will continue to receive the newsletter each month. Your email address will not be used for any other purpose.

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					43

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.