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What happened in the Real Estate Market in Jackson Creek during March, 2011?

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

	B E D R O O 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 F T	O R I G I N A L P R I C E	R E P R I S E M O S T	S P R I C E	D A Y S O N T H E M A R K E T
15717 Dawson Creek DR	3	4	3	2 Story	1999	2033	\$239,900	\$209,900	\$209,900	103	
883 Mesa Creek DR	3	2	3	Ranch	2002	3220	\$275,000	\$275,000	\$270,000	76	
430 Oxbow DR	5	4	3	2 Story	2001	3051	\$312,000	\$312,000	\$300,000	16	
17 Bandit Creek DR	3	3	3	4-Levels	2001	1900	\$234,900	\$234,900	Pending	12	
15644 Paiute CR	3	3	2	Ranch	2006	3228	\$275,000	\$255,000	Pending	96	
15934 Dawson Creek DR	4	4	3	2 Story	2002	3326	\$349,000	\$325,000	Pending	138	
727 Saber Creek DR	6	4	3	2 Story	2001	4220	\$325,000	\$325,000	Pending	407	
16145 Tabor Creek CT	5	3	3	Ranch	2003	3408	\$394,500	\$379,900	Pending	244	
669 Burke Hollow DR	3	3	3	Ranch	2005	4374	\$399,000	\$399,000	Pending	163	

MLS Data as of 4/13/2011

Sales continued to be slow in March with 3 homes selling for an average price of \$259,966. These homes were on the market an average of 65 days and, on average, sold within 2.1% of the most recent asking price and 5.7% of original average asking price. This month there are 6 homes under contract versus 7 last month with an average listing price of \$319,800 and an average marketing time of 177 days. The frustrating thing about the homes under contract is that half of them are distressed properties; however, the good news is that there are only 3 more distressed properties on the market in Jackson Creek. While this number can certainly change, at least for now, there should be less downward pressure on selling prices. The inventory continues to increase slowly with the number of homes now at 35 with an average listing price of \$335,273 and the average days on the market of 151. The local real estate market continues to be held back due to a shortage of new prime job opportunities in Colorado Springs. For that reason, we have continued to advertise and list Tri-Lakes homes in both Colorado Springs and the Denver marketplace, which seems to have an improving job market. Our area is still within a reasonable commute to the Denver Tech Center.

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	5	1	4	10	10	10	4	4	6	6	4	67
2011	1	3	3										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.



La Posada de Taos Bed & Breakfast...A Place Like No Other!

La Posada de Taos Bed & Breakfast is a historic adobe inn just two blocks from the Taos Plaza. As the first B&B in Taos, La Posada is unique among the town's small Inns. Set inside the Taos Historic District, the home has stayed true to its roots as a Pueblo-style Hacienda. The guest rooms are each decorated in a style true to Taos and original artwork adorns the walls throughout the home.....

(Go to www.LaPosadadeTaos.com for all the details)

We have enjoyed the pleasant surroundings, the outstanding food and hospitality on several occasions.

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AND



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