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What happened in the Real Estate Market in Jackson Creek during July, 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	M O S T R E C E N T	P R I C E	S O L D P R I C E	D A Y S O N T H E M A R K E T
15715 Paiute CR	3	2	2	RAN	2006	1589	\$229,900	\$208,900	\$200,000			439
15619 Paiute CR	5	4	2	RAN	2005	3228	\$324,900	\$289,900	\$283,000			111
15588 Dawson Creek DR	4	3	2	RAN	2000	2620	\$299,900	\$299,900	\$287,100			73
662 Larimer Creek DR	4	3	2	RAN	2003	3420	\$349,500	\$349,500	\$345,000			39
156 Misty Creek DR	4	3	2	2	1999	2040	\$235,000	\$225,000	Pending			115
60 Pistol Creek DR	4	3	2	2	2000	1924	\$225,000	\$225,000	Pending			130
263 Misty Creek DR	5	3	2	RAN	1999	2569	\$245,900	\$245,900	Pending			145
15673 James Gate PL	3	3	3	2	2004	3396	\$260,000	\$260,000	Pending			6
15647 Lacuna DR	3	3	2	2	2000	2901	\$280,000	\$269,500	Pending			62
15934 Dawson Creek DR	4	4	3	2	2002	3326	\$349,000	\$325,000	Pending			217
16658 Greyhawk DR	3	3	3	RAN	2010	3538	\$439,500	\$414,988	Pending			465

MLS Data as of 8/4/2011

Of the 14 homes under contract last month, only 4 of them closed in July with an average selling price of \$278,775 and 166 days on the market prior to receiving an acceptable offer. Those homes sold for 97.1% of the most recent average listing price but only 92.6% of the average original listing price. Of the 7 homes shown as under contract, or pending, 1 has gone under contract in the last month while 6 are carryovers from the previous month. 4 of the homes that were under contract last month appear to be off the market. The current inventory now stands at 34 with an average listing price of \$351,956 and has been on the market an average of 120 days. Showing activity dropped off over the last 2 weeks due to the negative economic news and the dropping stock market. If we see a positive turnaround, we expect to have a similar reaction in the buyer community. However, the real key for El Paso county, and especially the Tri-Lakes area, continues to be the need for a significant upturn in primary job creation. Without that, any recovery will continue to be slow.

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	3	5	5	4						24

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.