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

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	S P E C I A L I T Y	P E N D I N G	DAYS ON M A R K E T
626 Larimer Creek DR	4	3	3	Ranch	2002	3408	\$318,000	\$309,500				78
15644 Paiute CR	3	3	2	Ranch	2006	3228	\$275,000	Pending				28
15732 Split Creek DR	5	3	3	Ranch	2001	3220	\$290,000	Pending				297
883 Mesa Creek DR	3	2	3	Ranch	2002	3220	\$275,000	Pending				85
113 Pistol Creek DR	4	4	2	2 Story	2000	2789	\$289,000	Pending				94
430 Oxbow DR	5	4	3	2 Story	2001	3051	\$312,000	Pending				25

MLS Data as of 2/4/2011

As you can see above, only one home sold in January after being on the market for 78 days. There are 5 homes under contract with an average listing price of \$288,200. These homes were on the market an average of 106 days prior to receiving an acceptable offer. The current inventory of available homes is sitting at 27 with an average listing price of \$346,999 and an average of 191 days on the market. While the inventory came down during the last month we are seeing indications that there will probably be quite a few new listings coming on the market in March. If you are considering listing a home for sale on the market this year it would be advantageous to get on the market before the surge in inventory occurs—less competition. The National Association of Realtors has just released a report indicating that they anticipate an increase in the number of homes that will be sold in 2011 versus 2010; however, they expect prices to remain flat through the next year. For access to more economic reports covering the local real estate market and the local economy in general, please go to our websites — TheHughesTeam.com and RealEstateByHughes.com .

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												1

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.