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What happened in the Real Estate Market in Jackson Creek during December, 2010?

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

	B D R M S	B A T H S	G A R A G	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 R I C E T A C T U A L	S P E C I A L T Y P E	P E N D I N G	DAYS O N M A R K E T
366 Oxbow DR	4	3	2	2 Story	2002	3173	\$240,000	\$235,000				186
16091 Bridle Ridge DR	3	3	3	Ranch	2006	3171	\$299,000	\$285,000				162
15677 Split Creek DR	5	4	3	2 Story	2001	3826	\$319,000	\$315,000				178
16295 Gold Creek DR	5	4	3	2 Story	2003	3825	\$339,900	\$337,000				85
626 Larimer Creek DR	4	3	3	Ranch	2002	3408	\$318,000	Pending				79

MLS Data as of 1/6/2010

December sales had an average selling price of \$293,000 for the 4 homes that sold. The homes that sold were on the market an average of 153 days before receiving an acceptable offer. The 34 homes currently available for sale have an average listing price of \$343,276 and have been on the market an average of 159 days with an overall range of 1 to 569 days. The biggest concern is that there is only 1 home currently under contract. The focus of a majority of the buyers has been in the lower end of the market; however, we are starting to see a shift upward. Showing activity has shown improvement during the early part of January. The average selling price for all of 2010 was \$313,931 which was down from the 2009 average of \$340,917. In 2010, the average selling price was 97.6% of the final average listing price and 92.7% of the original listing price average. The average marketing time was 125 days with the range being from 1 day to over 2 years. By comparison, in 2009 the average selling price was 97.2% of the final average listing price and 93.6% of the original listing price average and 117 days on the market. Our opinion is that prices have probably leveled out at the bottom and will start to improve slowly over the next couple of years. Since interest rates have started to increase, and prices appear to be stabilizing, we would expect this to bring buyers back into the market. If the unemployment figures improve in the near term, 2011 could be a significant improvement over the last couple of years. Without more job security, 2011 should still improve a bit but only minimally.

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

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.