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What happened in the Real Estate Market in Jackson Creek during June, 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 C 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
37 Misty Creek DR	4	4	2		2000	2771	\$279,900	\$279,900	\$175,900	183	
15659 Dawson Creek DR	5	3	3	RAN	1999	2536	\$286,500	\$260,000	\$249,000	214	
377 Oxbow DR	4	3	2		2000	3227	\$274,900	\$259,900	\$260,000	312	
15654 Coquina DR	4	3	3		1999	3030	\$265,000	\$265,000	\$262,000	39	
15883 Maple Hill RD	4	4	3		2006	4217	\$420,000	\$400,000	\$385,000	126	
15715 Paiute CR	3	2	2	RAN	2006	1589	\$229,900	\$208,900	Pending	439	
156 Misty Creek DR	4	3	2		1999	2040	\$235,000	\$225,000	Pending	92	
60 Pistol Creek DR	4	3	2		2000	1924	\$225,000	\$225,000	Pending	107	
263 Misty Creek DR	5	3	2	RAN	1999	2569	\$245,900	\$245,900	Pending	145	
15644 Paiute CR	3	3	2	RAN	2006	3228	\$275,000	\$255,000	Pending	186	
15647 Lacuna DR	3	3	2		2000	2901	\$280,000	\$269,500	Pending	62	
15713 James Gate PL	4	3	3		2010	3085	\$279,746	\$279,746	Pending	181	
15653 Coquina DR	4	3	2		1999	3030	\$284,900	\$279,900	Pending	104	
15619 Paiute CR	5	4	2	RAN	2005	3228	\$324,900	\$289,900	Pending	111	
15588 Dawson Creek DR	4	3	2	RAN	2000	2620	\$299,900	\$299,900	Pending	80	
15934 Dawson Creek DR	4	4	3		2002	3326	\$349,000	\$325,000	Pending	217	
662 Larimer Creek DR	4	3	2	RAN	2003	3420	\$349,500	\$349,500	Pending	39	
15914 Bridle Ridge DR	4	3	3	RAN	2005	3408	\$379,900	\$364,900	Pending	78	
16658 Greyhawk DR	3	3	3	RAN	2010	3538	\$439,500	\$414,988	Pending	465	

MLS Data as of 7/12/2011

Sales activity in June was flat compared to May with 5 homes selling. They had an average selling price of \$266,380 and an average number of days on the market prior to receiving an acceptable offer of 175. We expect to see a healthy increase in sales during the next couple of months due to increased showing activity that started in June and is still happening. The number of homes under contract has increased to 14 with an average listing price of \$288,981 and an average of 165 days on the market. Of these, 8 were added in the last month while 6 were carryovers from the previous month. The inventory has decreased slightly to 31 while the average listing price increased slightly to \$351,464. The inventory has been on the market an average of 138 days. While 2 of the 5 homes that sold were short sales, there are only 2 homes in the current inventory that appear to be distressed properties. This should start to have a positive effect on selling prices; however, the change will not occur rapidly. Our current market condition is probably best described as "fragile" - it's reacting to every news item, positive or negative, with no definite trend to be found.

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							20

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.