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What happened in the Real Estate Market in Jackson Creek during May, 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 | S P R I C E | D A Y S O N T H E M A R K E T |
|-----------------------|--------------------------------------|-----------------------|----------------------------|-----------------------|------------------|-----------------------|------------------|---|---------------------------------|----------------------------|---|
| 17 Bandit Creek DR | 3 | 3 | 3 | 4 | 2001 | 1900 | 234,900 | 234,900 | 225,000 | 28 | |
| 727 Saber Creek DR | 6 | 4 | 3 | 2 | 2001 | 4220 | 325,000 | 325,000 | 315,500 | 430 | |
| 15789 Dawson Creek DR | 4 | 3 | 3 | RAN | 2000 | 3336 | 335,000 | 319,900 | 316,900 | 77 | |
| 15656 Agate Creek DR | 4 | 4 | 2 | 2 | 2001 | 3272 | 360,000 | 335,000 | 325,000 | 193 | |
| 15812 Maple Hill RD | 4 | 4 | 2 | 2 | 2005 | 3365 | 338,500 | 338,500 | 334,000 | 5 | |
| 156 Misty Creek DR | 4 | 3 | 2 | 2 | 1999 | 2040 | 235,000 | 225,000 | Pending | 57 | |
| 377 Oxbow DR | 4 | 3 | 2 | 2 | 2000 | 3227 | 274,900 | 259,900 | Pending | 297 | |
| 15659 Dawson Creek DR | 5 | 3 | 3 | RAN | 1999 | 2536 | 286,500 | 260,000 | Pending | 193 | |
| 15654 Coquina DR | 4 | 3 | 3 | 2 | 1999 | 3030 | 265,000 | 265,000 | Pending | 32 | |
| 15713 James Gate PL | 4 | 3 | 3 | 2 | 2010 | 3085 | 279,746 | 279,746 | Pending | 181 | |
| 37 Misty Creek DR | 4 | 4 | 2 | 2 | 2000 | 2771 | 279,900 | 279,900 | Pending | 183 | |
| 15653 Coquina DR | 4 | 3 | 2 | 2 | 1999 | 3030 | 284,900 | 279,900 | Pending | 68 | |
| 15671 Agate Creek DR | 4 | 3 | 3 | RAN | 2001 | 3408 | 325,000 | 315,000 | Pending | 87 | |
| 15934 Dawson Creek DR | 4 | 4 | 3 | 2 | 2002 | 3326 | 349,000 | 325,000 | Pending | 193 | |
| 662 Larimer Creek DR | 4 | 3 | 2 | RAN | 2003 | 3420 | 349,500 | 349,500 | Pending | 37 | |
| 15883 Maple Hill RD | 4 | 4 | 3 | 2 | 2006 | 4217 | 420,000 | 400,000 | Pending | 105 | |

MLS Data as of 6/5/2011

There were 5 homes sold in May with an average selling price of \$303,280 and were on the market an average of 147 days. There are 11 homes under contract with an average listing price of \$294,450. These homes were on the market for an average of 130 days prior to obtaining an acceptable offer. While there is a very wide range in days on the market, homes that are priced close to true market value will sell in a reasonably short timeframe. "True Market Value" is the bitter pill in our current market, but keep in mind that, in most cases, it will also apply in your next transaction where you will probably be the buyer and can recoup your losses as a seller. Inventory remains fairly steady at 34 homes on the market with an average listing price of \$342,728. An excellent way to stay on top of the market in your immediate neighborhood is to go to one of our websites shown at the top of the page and sign up for the Market Snapshot found on the home page. This will send you a report at the frequency you request with a significant amount of current trend data—it can also be shut off at any time by you. Your information will never be used for any other purpose. **Go to this web address for an example - <http://tinyurl.com/65mf9zj>.**

| 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 | | | | | | | | 15 |

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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