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What happened in the Real Estate Market in *Bent Tree, Higby Estates, King's Deer, Wissler Ranch, & High Forest* during April, 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
1105 Edenhurst CT	4	4	3	2 Story	1994		4481	\$519,900		\$499,900	\$479,000	25
1125 Cambrook CT	5	4	6	Ranch	1995		5428	\$575,000		\$575,000	\$510,136	0
17925 Queensmere DR	4	5	3	Ranch	2001		5104	\$675,000		\$625,000	\$600,000	213
20375 Lockridge DR	5	5	3	Ranch	2004		5151	\$675,000		\$625,000	\$625,000	524
815 Dolan DR	5	4	3	Ranch	2000		5365	\$650,000		\$650,000	\$645,000	34
19675 Lockridge DR	4	6	3	2 Story	2001		6314	\$699,000		\$699,000	\$670,000	207
15949 Forest Light DR	4	5	3	2 Story	2007		6956	\$1,250,000		\$1,250,000	\$1,187,500	17
17330 Colonial Park DR	4	4	3	Ranch	1999		4129	\$450,000		\$390,000	Pending	203
565 E Kings Deer Point PT	4	3	3	Ranch	1998		4724	\$445,000		\$445,000	Pending	79
19369 Queens Crescent WY	4	4	3	2 Story	2005		4070	\$505,000		\$450,000	Pending	150
20425 Lockridge DR	5	4	5	2 Story	1998		4535	\$750,000		\$483,000	Pending	246
4515 Hidden Rock RD	6	4	5	2 Story	2001		4536	\$685,000		\$499,900	Pending	174
19135 Pagentry PL	5	4	3	2 Story	1996		4778	\$509,900		\$509,900	Pending	40
885 Lancers CT	5	7	4	2 Story	2002		6509	\$575,000		\$575,000	Pending	22
1325 Embassy CT	5	5	4	2 Story	1997		6137	\$675,000		\$599,000	Pending	244
19612 Falcon Crest CT	5	6	4	Raised Ranch	2000		5463	\$720,000		\$610,000	Pending	243
5060 Hidden Rock RD	5	4	4	Ranch	2005		4638	\$695,000		\$625,000	Pending	330
1315 Ambergate CT	5	6	3	Ranch	2004		5524	\$649,900		\$649,900	Pending	44
17715 Radbourne CT	5	5	3	2 Story	1987		6240	\$650,000		\$650,000	Pending	105
4470 Wavy Oak DR	5	6	3	2 Story	2000		5945	\$725,000		\$700,000	Pending	246
19310 Bardsley PL	5	5	4	2 Story	1999		6925	\$850,000		\$800,000	Pending	55
3701 Mountain Dance DR	6	6	4	2 Story	2006		7108	\$875,000		\$874,213	Pending	108

MLS data as of 5/4/2011

There were 7 sales in April with a median selling price of \$625,000 (the average of \$673,805 was influenced heavily by 1 sale). The average number of days on the market was 145 with a range of 0 to 524 days. As you can see above, there are 15 homes under contract with an average listing price of \$590,728 (versus an **original** listing price average of \$650,653) and 153 days on the market. Distressed properties accounted for 7 of the homes under contract. The inventory of available homes has increased to 61 with an average listing price of \$789,447 and 202 days on the market. The current inventory contains 5 homes that fall into the distressed category. The distressed inventory is being reduced which should help stabilize the balance of the high-end market. At present, we feel like the market, in general, is stabilizing; however, recovery as projected by professionals close to the real estate industry and economists is expected to be a 2 to 3 year process.

Visit our Blog Site at — www.RealEstateByHughes.com — for lots of local facts, articles and fun things to do.

Sales per Quarter in Bent Tree, Higby Estates, King's Deer , Wissler Ranch & High Forest					
YEAR	QTR 1	QTR 2	QTR 3	QTR 4	TOTAL YTD
2005	16	22	29	13	80
2006	15	20	20	11	66
2007	8	21	10	7	46
2008	8	14	14	7	43
2009	7	13	10	13	43
2010	12	15	11	16	54
2011	11	7			18

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. **TripAdvisor.com** rates them #1 out of 28 B&B's in Taos. Say hello to Brad and Michael.

AND



Mention the "The Hughes Team" when you Book a Room for an instant 10% Discount.