



Rosemarie & Wayne Hughes

# The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: Homes@TheHughesTeam.com



**RE/MAX**  
Properties, Inc.

Visit Our Websites at  
[www.TheHughesTeam.com](http://www.TheHughesTeam.com)  
 and  
[www.RealEstateByHughes.com](http://www.RealEstateByHughes.com)

## What happened in the Real Estate Market in Jackson Creek 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	R E P R E S E N T 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
24 Pistol Creek DR	4	3	3	Ranch	2000	2608	\$189,900	\$189,900	\$179,900	17	
15652 Lacuna DR	5	4	2	2 Story	2000	3008	\$249,900	\$249,900	\$254,900	14	
16145 Tabor Creek CT	5	3	3	Ranch	2003	3408	\$394,500	\$379,900	\$360,000	243	
17 Bandit Creek DR	3	3	3	4-Levels	2001	1900	\$234,900	\$234,900	Pending	28	
15644 Paiute CR	3	3	2	Ranch	2006	3228	\$275,000	\$255,000	Pending	117	
15713 James Gate PL	4	3	3	2 Story	2010	3085	\$279,746	\$279,746	Pending	181	
37 Misty Creek DR	4	4	2	2 Story	2000	2771	\$279,900	\$279,900	Pending	198	
15934 Dawson Creek DR	4	4	3	2 Story	2002	3326	\$349,000	\$325,000	Pending	159	
727 Saber Creek DR	6	4	3	2 Story	2001	4220	\$325,000	\$325,000	Pending	428	
15656 Agate Creek DR	4	4	2	2 Story	2001	3272	\$360,000	\$335,000	Pending	177	
15812 Maple Hill RD	4	4	2	2 Story	2005	3365	\$338,500	\$338,500	Pending	5	
669 Burke Hollow DR	3	3	3	Ranch	2005	4374	\$399,000	\$399,000	Pending	184	

MLS Data as of 5/4/2011

The 3 homes that sold in April had an average selling price of \$264,933 with 2 of the homes falling into the category of a distressed property (short sale, bank owned, etc). As you can see above, the marketing time covers a very wide range for both sold and under contract homes. There are 9 homes under contract with an average listing price of \$308,005 and 164 days on the market. Two of these homes are distressed properties. The number of available homes is now at 36 with 6 being distressed. The average listing price for this inventory is \$346,304 and has been on the market an average of 146 days. The presence of the distressed inventory and competition from current builder new home inventory continues to put some downward pressure on pricing, but we are starting to see a stabilizing market. 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](http://www.RealEstateByHughes.com) — for lots of local facts, articles and fun things to do.

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									10

### 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](http://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 (800-645-4803) for an instant 10% Discount.