



Rosemarie & Wayne
Hughes

The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: Homes@TheHughesTeam.com



Visit Our Websites at
www.TheHughesTeam.com
 and
www.RealEstateByHughes.com



What happened in the Real Estate Market in Jackson Creek during October, 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 C E I V E D 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
156 Misty Creek DR	4	3	2	2	1999	2040	\$235,000	\$225,000	\$210,000	177	
60 Pistol Creek DR	4	3	2	2	2000	1924	\$225,000	\$225,000	\$215,901	184	
15673 James Gate PL	3	3	3	2	2004	3396	\$260,000	\$270,000	\$267,500	43	
261 Green Rock PL	4	3	3	RAN	2004	3578	\$417,000	\$399,000	\$380,000	229	
125 Saber Creek DR	6	5	3	2	2003	4552	\$465,000	\$450,000	\$433,900	117	
67 Misty Creek DR	4	3	2	4	2000	1836	\$200,000	\$180,000	PENDING	49	
263 Misty Creek DR	5	3	2	RAN	1999	2569	\$245,900	\$245,900	PENDING	145	
15540 Candle Creek DR	4	3	2	RAN	1999	2560	\$262,000	\$259,900	PENDING	120	
279 Misty Creek DR	3	3	2	RAN	1999	2633	\$269,900	\$269,900	PENDING	124	
15930 Bridle Ridge DR	5	4	3	2	2005	3978	\$315,000	\$296,000	PENDING	142	
15689 James Gate PL	4	4	3	2	2010	2960	\$349,950	\$299,950	PENDING	54	
15671 Agate Creek DR	4	3	3	RAN	2001	3408	\$325,000	\$315,000	PENDING	240	
775 Chesapeake AV	3	3	3	2	2011	3893	\$325,000	\$325,000	PENDING	38	
15851 Bridle Ridge DR	4	3	2	RAN	2006	3388	\$339,900	\$339,900	PENDING	17	
294 Saber Creek DR	4	4	3	RAN	2003	3872	\$449,900	\$424,900	PENDING	183	
15986 Bridle Ridge DR	4	4	3	RAN	2005	3872	\$465,900	\$445,000	PENDING	195	

MLS Data as of 11/7/2011

There were 5 sales in October with an average selling price of \$301,460 and an average of 150 days on the market. These homes sold, on average, for 96.1% of the most recent listing price and 94.1% of the original listing price. There are 11 homes currently under contract with an average listing price of \$309,223. These homes were on the market an average of 119 days prior to receiving an acceptable offer. The current inventory has dropped slightly to 31 homes with an average listing price of \$351,291 and has been on the market an average of 152 days. As mentioned last month, the low mortgage interest rates and the declining inventory seem to be sparking some interest with the potential buyers that have been sitting on the fence waiting for some sign that the market might be changing. Overall, in El Paso county, sales volume is up over last year while inventory is down about 20%. This will slowly bring the market back into a balanced position. It's not there yet and it varies by price range with the sub \$250,000 area being the hot mover and the over \$550,000 range still being very slow. With most of Jackson Creek falling in the middle of these ranges, we expect to see a stabilizing and improving market over the next few months.

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	4	4	3	5			36

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.