



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
 and
www.RealEstateByHughes.com

What happened in the Real Estate Market in Jackson Creek during September, 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
15766 Dawson Creek DR	4	4	3	2	2000	2272	\$259,900	\$254,900	\$249,900			52
503 Saber Creek DR	4	3	3	RAN	2001	2626	\$335,000	\$276,000	\$250,000			218
354 Oxbow DR	3	3	2	2	2001	3595	\$284,500	\$284,500	\$282,000			41
60 Pistol Creek DR	4	3	2	2	2000	1924	\$225,000	\$225,000	Pending			184
156 Misty Creek DR	4	3	2	2	1999	2040	\$235,000	\$225,000	Pending			176
263 Misty Creek DR	5	3	2	RAN	1999	2569	\$245,900	\$245,900	Pending			145
542 Oxbow DR	2	2	2	RAN	2000	3000	\$260,000	\$260,000	Pending			47
15673 James Gate PL	3	3	3	2	2004	3396	\$260,000	\$270,000	Pending			43
15930 Bridle Ridge DR	5	4	3	2	2005	3978	\$315,000	\$296,000	Pending			110
15689 James Gate PL	4	4	3	2	2010	2960	\$349,950	\$299,950	Pending			54

MLS Data as of 10/6/2011

There were 3 sales in September with an average selling price of \$260,633 which was 95.9% of the most recent listing and 88.9% of the original listing price. There are 7 homes under contract with an average listing price of \$260,264 and 108 days on the market prior to receiving an acceptable offer. Of the 7 homes under contract, 5 were holdovers from last month and 2 are short sales. Again, the inventory remained steady at 33 with an average listing price of \$351,210 and 142 days on the market. If you look at the prices listed above, all of the homes were under \$300K; however, there are only 7 homes in inventory with listing prices in that price range. With 30 year mortgage rates at record lows of 3.9% or lower, we hope to see an increase in activity. However, the current market is so unusual that it is truly impossible to predict.

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				31

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.