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## What happened in the Real Estate Market in Jackson Creek during August, 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	S P R I C E	D A Y S O N T H E M A R K E T
15647 Lacuna DR	3	3	2		2000		2901	280,000	269,500	262,000	62
15653 Coquina DR	4	3	2		1999		3030	284,900	279,900	265,000	107
15914 Bridle Ridge DR	4	3	3	RAN	2005		3408	379,900	364,900	344,000	98
16658 Greyhawk DR	3	3	3	RAN	2010		3538	439,500	414,988	400,900	465
60 Pistol Creek DR	4	3	2		2000		1924	225,000	225,000	Pending	163
156 Misty Creek DR	4	3	2		1999		2040	235,000	225,000	Pending	148
263 Misty Creek DR	5	3	2	RAN	1999		2569	245,900	245,900	Pending	145
15766 Dawson Creek DR	4	4	3		2000		2272	259,900	254,900	Pending	52
503 Saber Creek DR	4	3	3	RAN	2001		2626	335,000	276,000	Pending	211
354 Oxbow DR	3	3	2		2001		3595	284,500	284,500	Pending	41
15930 Bridle Ridge DR	5	4	3		2005		3978	315,000	315,000	Pending	78
261 Green Rock PL	4	3	3	RAN	2004		3578	417,000	399,000	Pending	202

MLS Data as of 9/6/2011

There were 4 sales in August with an average selling price of \$317,975 which was 95.7% of the most recent average listing price and 91.9% of the original average listing price. There are 8 homes under contract with an average listing price of \$278,163 with an average of 130 days on the market prior to receiving an acceptable offer. Of these 8 homes, 3 are in the category of a short sale or a distressed property. The inventory has remained steady at 34 with an average listing price of \$354,892 and 142 days on the market. While other parts of the Tri-Lakes area seem to be showing some signs of stabilizing, Jackson Creek is still sluggish. 2011 will most likely represent a 35% drop in sales volume when compared to 2010.

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**Homes@TheHughesTeam.com**

and allowing us to send your newsletter via email which provides you with links to much more information about all of the homes.

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					28

**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.