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What happened in the Real Estate Market in Jackson Creek during December, 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 O M M E N D 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
67 Misty Creek DR	4	3	2	4	2000		1836	\$200,000	\$180,000	\$184,501	49
399 Talus RD	5	4	2	2	2001		3161	\$284,900	\$269,000	\$267,500	118
15671 Agate Creek DR	4	3	3	RAN	2001		3408	\$325,000	\$315,000	\$312,000	291
448 Saber Creek DR	4	3	3	2	2001		3654	\$362,500	\$319,900	\$316,000	189
15569 Lacuna DR	4	3	3	RAN	2010		3263	\$339,000	\$325,900	\$327,983	427
775 Chesapeake AV	3	3	3	2	2011		3893	\$325,000	\$325,000	\$353,754	73
15803 Candle Creek DR	5	4	3	2	2002		3925	\$399,900	\$389,900	\$366,000	71
294 Saber Creek DR	4	4	3	RAN	2003		3872	\$449,900	\$424,900	\$420,000	183
15986 Bridle Ridge DR	4	4	3	RAN	2005		3872	\$465,900	\$445,000	\$426,200	219
263 Misty Creek DR	5	3	2	RAN	1999		2569	\$245,900	\$245,900	Pending	145
15548 Dawson Creek DR	4	4	3	2	2000		3321	\$324,900	\$250,000	Pending	450
419 Oxbow DR	5	4	3	2	2001		2744	\$300,000	\$268,000	Pending	292
245 Talus RD	5	4	2	2	1999		3066	\$269,000	\$269,000	Pending	56
15930 Bridle Ridge DR	5	4	3	2	2005		3978	\$315,000	\$296,000	Pending	200
15689 James Gate PL	4	4	3	2	2010		2960	\$349,950	\$299,950	Pending	54
15809 James Gate PL	4	3	3	2	2011		3085	\$334,900	\$324,900	Pending	101
15593 Lacuna DR	4	4	3	RAN	2006		3169	\$412,500	\$339,000	Pending	277

MLS Data as of 1/4/2012

There was a nice uptick in sales activity during December with 9 homes selling with an average selling price of \$330,437 and an average of 131 days on the market. This surge in activity brought the 2011 totals equal to 2010. In general, the market should be at a point where it will start to turn around since mortgage rates are still below 4.0% and the overall inventory in El Paso county has dropped significantly during the last year. The current inventory in Jackson Creek is now 22 homes (down 35% from the peak) with an average listing price of \$362,806 and an average of 143 days on the market. For all of 2011, 67 homes sold with an average selling price of \$306,255 and an average of 101 days on the market. Starting out 2012, there are 8 homes under contract with the majority being below \$300,000 leading to an average listing price of \$286,594. This number is heavily influenced by 3 homes that are short sales; however, the distressed properties will become less of a factor in the future. With mortgage rates continuing to be below 4.0% and inventory being reduced, we expect to see the fence riding buyers start to be more serious about writing contracts.

YEAR	MLS Sales Per Month in Jackson Creek												TOTAL YTD
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
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	2	3	9	7	6	8	7	4	4	5	3	9	67

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.

Taos' oldest B&B is celebrating it's 30th year and would like to have YOU celebrate with them.

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. 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. Check out the great reviews on TripAdvisor.com. Say hello to Sandy, Brad and Michael.

AND there's plenty of good SNOW on Taos Mountain!



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15% off your entire stay**

