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What happened in the Real Estate Market in *Woodmoor* during February, 2010?

The Following Homes **SOLD** or are **PENDING**

	B D R 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 U A R E F E E T	L I S T I N G P R I C E	P R I C E T A G O	S T A T U S	P E N D I N G D A Y S	DAYS ON M A R K E T
240 Tam O'Shanter WY	4	3	2	4-Levels	1970	3911	\$325,000	\$305,000	276			
465 Jack Boot RD	4	3	2	Bi-level	1986	2897	\$338,998	\$324,000	180			
18924 Cypress PT	6	4	3	Ranch	1988	3626	\$335,000	\$329,650	271			
17320 E Caribou DR	5	4	2	Raised Ranch	1987	5933	\$409,900	\$402,000	323			
1205 Deer Creek RD	4	3	2	Ranch	1963	3016	\$245,000	Pending	341			
19410 Rim Of The World DR	4	4	2	2 Story	1976	3739	\$250,000	Pending	306			
17645 E Caribou DR	2	3	2	2 Story	1984	1960	\$250,000	Pending	191			
1653 Fallen Leaf WY	3	2	2	Ranch	1973	2529	\$277,000	Pending	41			
490 W Highway 105	5	3	2	2 Story	2002	3781	\$299,900	Pending	62			
17285 Cloverleaf RD	3	3	2	Ranch	1992	2016	\$325,000	Pending	50			
1115 South Park DR	4	3	3	Ranch	1999	3120	\$329,000	Pending	271			
1060 Bowstring RD	3	3	2	Ranch	1998	3976	\$330,000	Pending	8			
17370 Leggins WY	4	3	3	Ranch	2001	3552	\$334,500	Pending	185			
250 Lodgepole WY	4	3	3	Tri-Level	1987	3302	\$370,000	Pending	55			
465 Indian WY	5	5	4	2 Story	1992	4498	\$400,000	Pending	80			
19470 Kings Deer LN	4	3	4	Ranch	2005	3900	\$415,000	Pending	616			
30 Long Bow CR	5	5	3	Ranch	1994	4750	\$430,000	Pending	241			
19570 E Top O'The Moor DR	5	4	3	2 Story	1982	6339	\$500,000	Pending	566			
20095 Silver Horn LN	5	4	3	2 Story	2003	4500	\$525,000	Pending	41			
865 Woodmoor DR	5	5	5	2 Story	1993	6729	\$535,000	Pending	220			

MLS Data as of 3/4/2010

MLS details of "Pending" and "Sold" homes complete with pictures are available to email subscribers. Free email subscription — send an email to Homes@TheHughesTeam.com

Of the 11 homes under contract last month, 4 closed during February and 7 have carried over to this month's list of pending sales. However, that still means 9 additional homes went under contract in February bringing the total to 16. The 4 homes that sold had an average selling price of \$340,162 and an average number of days on the market of 262. The 16 homes under contract have an average listing price of \$363,462 and were on the market an average of 204 days before getting an acceptable offer. 6 of the pending homes are distressed properties (short sales or bank owned). The inventory is at 51 homes, which is up only slightly from previous months, with an average listing price of \$437,008. Considering that the benefit of a buyer's tax credit (which has been a positive impact on sales) is scheduled to go away on April 30, we are surprised that more homes have not come on the market to take advantage of it.

YEAR	MLS Sales Per Month in Woodmoor												TOTAL YTD
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
2005	9	7	19	20	21	20	15	19	11	12	10	9	172
2006	13	8	7	16	16	18	15	21	9	6	9	6	144
2007	5	6	10	7	15	12	6	11	6	4	6	2	90
2008	5	5	5	11	13	12	21	13	7	2	5	1	100
2009	3	3	5	5	11	13	11	6	7	6	9	3	82
2010	6	4											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.



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The Hughes Team

highly recommends an enjoyable lunch (**Daily \$6 Special**) or dinner at Fusion World Cuisine. They will also accommodate your **TAKE-OUT** needs after a hard day at work. We hope you will appreciate the experience as much as we do.

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