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## What happened in the Real Estate Market in *Woodmoor* during May, 2009?

### The Following Homes **SOLD**

	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	S A L E P R I C E
1240 Meadowlake Way	4	3	2	TRI	1979		2964	\$299,900	\$280,000
18980 Burnt Leaf Way	5	3	3	BI	1972		4286	\$295,000	\$290,000
18360 Lower Lake Rd.	5	4	2	2	1996		3564	\$319,900	\$305,000
19945 W. Top O'The Moor Dr.	4	3	2	2	1984		4393	\$350,000	\$325,000
19875 E. Top O'The Moor Dr.	4	3	2	BI	1985		3124	\$349,900	\$344,750
19615 W. Top O'The Moor Dr.	5	3	2	RR	1983		2895	\$359,900	\$346,000
20045 Lost Arrowhead Dr.	5	3	3	RAN	1997		3255	\$379,900	\$377,000
19885 Riverglen Ln.	5	4	3	RAN	1993		4298	\$385,000	\$380,000
19635 Salt Lick Way	5	4	3	2	1986		5071	\$525,000	\$395,000
19970 W. Top O'The Moor Dr.	4	4	2	2	1987		3767	\$400,000	\$400,000
18415 Lazy Summer Way	5	5	3	2	1995		4762	\$450,000	\$440,000

**MLS details of "Pending" and "Sold" homes complete with pictures are available to email subscribers. To subscribe — send an email to [Homes@TheHughesTeam.com](mailto:Homes@TheHughesTeam.com)**

MLS Data as of 6/5/2009

May represented a healthy improvement in sales activity as well as a significant increase in showing activity. The 11 homes sold in May had an average selling price of \$352,977 which was much lower than last month but is more representative of the current market. The number of days on the market dropped to a very respectable 94 days; however, based on homes under contract at this time, the marketing time numbers will be going back up next month. There are 20 homes currently under contract with an average listing price of \$353,605. Of these homes, 7 are distressed properties; however, only 1 of these homes went under contract in May while 6 are holdovers from the previous month. This indicates that there is a decrease in the impact of distressed properties on the rest of the market. The inventory of available homes has increased to 63 from 58 last month while the average listing price increased somewhat to \$446,011. The market seems to be responding positively to the improved stock market performance. Now we need to see improved job security.

If anyone receiving this newsletter finds themselves in the position of possibly losing their home to foreclosure, **please contact us**. We have the necessary training and materials to assist in the process of negotiating a foreclosure delay or, under certain circumstances, an agreement for a short sale with lenders. A short sale is much less damaging to an individual's credit history when compared to a foreclosure. If this pertains to you, call us, we can help.

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	6	4	5	8	10	10	13	7	5	1	2	1	72
2009	3	3	5	5	11								27

**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.