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What happened in the Real Estate Market in *Woodmoor* during July, 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 E L L I N G P R I C E
19649 Salt Lick Way	4	3	2	RR	1985	3386	\$239,000	\$195,000	
19030 Furrow Rd.	3	2	2	RAN	1969	3600	\$299,000	\$270,000	
17380 Leggins Way	4	4	3	2	1994	4343	\$329,900	\$329,900	
1330 Bowstring Rd.	3	3	3	RAN	2003	2888	\$354,900	\$350,000	
745 Eldorado Way	5	4	3	2	2002	4403	\$363,900	\$354,050	
19650 Blue Clover Ln.	4	3	2	2	1985	3732	\$364,900	\$360,000	
545 Silhouette Way	6	4	2	2	1979	3996	\$420,000	\$408,000	
1310 Lone Scout Lookout	4	3	3	RAN	2000	3658	\$424,900	\$410,000	
1135 Old Antlers Way	4	4	2	RAN	1985	3836	\$440,000	\$420,000	
255 Bent Nail Way	5	4	3	2	2003	3957	\$439,900	\$433,500	
905 Bowstring Rd.	6	4	3	2	1990	4676	\$475,000	\$458,000	

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

MLS Data as of 8/4/2009

July sales activity was consistent with the two previous months. The 11 homes that sold had an average selling price of \$362,586. They were on the market from 4 to 702 days prior to getting an acceptable offer; however, the average was 170 days. The 11 homes under contract have an average listing price of \$391,809 and have been on the market for an average of 135 days. The number of days on the market for both the sold homes and under contract homes represent an improvement over the data for last month. The inventory of available homes remained steady at 73 with an average listing price of \$440,260. The inventory has been on the market an average of 116 days which is almost identical to last month. There was an article in the Gazette on July 26 that discussed the real estate market "showing signs of life" which highlighted the fact that homes under \$250,000 were selling like hotcakes. That same article highlighted the number of months of inventory this year versus last year in various parts of the county. 7 months of inventory is considered a balanced market (less than 7—a sellers market, more than 7—a buyers market) and of the major market areas, the only areas that are significantly above 7 months are the Tri-Lakes area, the Black Forest and eastern rural areas. However, if the stock market continues to show positive signs, we can expect to see improvement in the higher price ranges during the next few months. The improvement is not likely to be very quick since there will still be additional distressed properties coming on the market over the next 12 months but we think that will simply have a slowing effect on an improving market. **A copy of the Gazette article, complete with data by neighborhood, is available to email subscribers.**

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	13	11						51

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.