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

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 E N D I N G P R I C E	S P E N D I N G D A Y S	DAYS ON M A R K E T
17940 New London RD	4	3	2	Bi-level	1992	3334	\$318,000	\$314,500		231	
19420 E Top O The Moor DR	4	4	2	2 Story	1976	2753	\$325,000	\$320,000		184	
835 Lake Woodmoor DR	4	4	2	2 Story	1987	3300	\$340,000	\$337,500		45	
1270 Bowstring RD	4	3	3	2 Story	2007	4031	\$389,000	\$372,000		79	
250 Lost Creek WY	5	4	2	2 Story	1993	4106	\$375,000	\$380,000		2	
480 Scrub Oak DR	5	5	3	Ranch	2009	4564	\$695,000	\$712,500		490	
875 Flaming Tree WY	3	3	2	2 Story	1969	2094	\$285,000	Pending		109	
19635 Four Winds WY	4	4	2	Tri-Level	1992	3001	\$300,000	Pending		144	
1180 South Park DR	4	3	3	Raised Ranch	1984	2708	\$310,000	Pending		159	
1440 Blueberry Hills RD	3	4	3	2 Story	1992	5188	\$425,000	Pending		175	
165 King Arthurs Knoll	4	5	3	2 Story	1992	6162	\$467,000	Pending		21	
1240 Old Antlers WY	4	4	3	2 Story	1996	4016	\$475,000	Pending		55	
18360 Sloan LN	5	4	3	Ranch	2007	4182	\$475,000	Pending		399	
1670 Blueberry Hills RD	5	5	3	2 Story	1992	4807	\$475,000	Pending		280	
1025 Slate WY	4	4	4	2 Story	2008	4740	\$565,000	Pending		344	

MLS Data as of 11/17/2009

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

With 6 sales in October and another 9 homes under contract, our projection of better sales activity this fall versus the last couple of years appears to be a likely outcome. The 6 homes that sold had a median price of \$358,750 which is a more realistic indicator than the average selling price of \$406,083 which was heavily impacted by one home selling for more than \$300,000 above the next highest. The inventory of available homes has dropped to 63 with a median listing price of \$375,000. The most promising piece of information is that 9 homes, with a median listing price of \$419,666, are currently under contract at a time when activity would normally be dropping off. Another encouraging item is that only one of the above homes was a distressed sale. We have added the number of days on the market since it is the most frequently asked question. As you can see, the answer can be a very wide range. However, there are several homes that have sold or gone under contract in a reasonably short time period. Days on market does not include the time between contract acceptance and the date of closing.

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	6	7	6			70

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.