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What happened in the Real Estate Market in *Woodmoor* during November, 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	S E L L I N G P R I C E	P E N D I N G D A Y S O N M A R K E T
1055 South Park DR	3	2	2	Tri-Level	1984	1600	\$259,900	\$252,000	57	
875 Flaming Tree WY	3	3	2	2 Story	1969	2094	\$285,000	\$270,000	108	
19635 Four Winds WY	4	4	2	Tri-Level	1992	3001	\$300,000	\$290,000	107	
1180 South Park DR	4	3	3	Raised Ranch	1984	2708	\$310,000	\$310,000	158	
19375 Glen Hollow CR	4	3	3	Ranch	1982	3483	\$357,500	\$350,000	397	
1440 Blueberry Hills RD	3	4	3	2 Story	1992	5188	\$425,000	\$400,000	154	
18360 Sloan LN	5	4	3	Ranch	2007	4182	\$475,000	\$465,000	386	
18505 St. Andrews DR	4	4	3	Ranch	2002	4286	\$499,000	\$492,000	81	
1025 Slate WY	4	4	4	2 Story	2008	4740	\$565,000	\$530,000	343	
17455 Paver WY	5	5	2	Ranch	1977	6218	\$275,000	Pending	101	
1230 Bowstring RD	4	3	3	Ranch	2001	3509	\$316,608	Pending	97	
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	
1670 Blueberry Hills RD	5	5	3	2 Story	1992	4807	\$475,000	Pending	296	
19465 Indian Summer LN	4	4	3	2 Story	2001	4666	\$550,000	Pending	88	

MLS Data as of 12/3/2009

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

As expected, the November sales were strong with 9 transactions closing. The 9 homes that closed had a median selling price of \$350,000 and were on the market an average of 199 days. Inventory has dropped to 54 which is typical for the holiday season. The median listing price of the inventory has dropped slightly to \$368,000. 7 of the inventory homes are distressed properties and the average number of days on the market for the entire inventory is 163. There are 6 homes under contract and, as you can see above, the number of days on the market was quite low in the majority of cases. One issue impacting the days on the market is the fact that 3 of these 6 homes were also distressed properties which tend to be priced fairly aggressively. November was also a good month for showing activity and December seems to be starting out the same way. This is unusual for this time of year. Apparently, the extension of the tax credit for first time homebuyers and the addition of a tax credit for existing home owners is fueling this activity.

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	9		79

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.