



Rosemarie & Wayne
Hughes

The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: Homes@TheHughesTeam.com



RE/MAX
Properties, Inc.

Visit Our Websites at
www.TheHughesTeam.com
and
www.RealEstateByHughes.com

What happened in the Real Estate Market in *Woodmoor* during December, 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 I Z 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 | S P E N D I N G P R I C E | P E N D I N G D A Y S | DAYS ON M A R K E T |
|-------------------------|-----------------------|-----------------------|----------------------------|------------------|------------------|-----------------------|--|--|-----------------------|---|---|--|
| 17455 Paver WY | 5 | 5 | 2 | Ranch | 1977 | 6218 | \$275,000 | \$275,000 | | | 101 | |
| 1230 Bowstring RD | 4 | 3 | 3 | Ranch | 2001 | 3509 | \$316,608 | \$300,000 | | | 97 | |
| 1670 Blueberry Hills RD | 5 | 5 | 3 | 2 Story | 1992 | 4807 | \$475,000 | \$452,500 | | | 278 | |
| 1465 Woodmoor DR | 3 | 2 | 2 | Ranch | 1969 | 2961 | \$250,000 | Pending | | | 122 | |
| 1395 Fawnwood RD | 5 | 3 | 2 | 2 Story | 1978 | 2991 | \$290,000 | Pending | | | 236 | |
| 17370 Leggins WY | 4 | 3 | 3 | Ranch | 2001 | 3552 | \$334,500 | Pending | | | 127 | |
| 18924 Cypress PT | 6 | 4 | 3 | Ranch | 1988 | 3626 | \$335,000 | Pending | | | 272 | |
| 465 Jack Boot RD | 4 | 3 | 2 | Bi-level | 1986 | 2897 | \$338,998 | Pending | | | 181 | |
| 18421 Gregs Pond LN | 4 | 3 | 3 | 2 Story | 1988 | 3887 | \$375,000 | Pending | | | 164 | |
| 19470 Kings Deer LN | 4 | 3 | 4 | Ranch | 2005 | 3900 | \$415,000 | Pending | | | 558 | |
| 165 King Arthurs Knoll | 4 | 5 | 3 | 2 Story | 1992 | 6162 | \$467,000 | Pending | | | 21 | |
| 19465 Indian Summer LN | 4 | 4 | 3 | 2 Story | 2001 | 4666 | \$550,000 | Pending | | | 88 | |

MLS Data as of 1/5/2010

**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**

While November sales were strong, December closings dropped off due to the holidays and the fact that the original tax credit for first time home buyers was to terminate at the end of November. However, the tax credit was extended and expanded to include existing homeowners. As a result, showing activity was stronger than normal in December and thus far in January. The 3 homes that sold in December had an average selling price of \$342,500 and a median selling price of \$300,000. With the increase in showing activity, 8 homes are now under contract with a median listing price of \$338,998. Inventory has now dropped to 46 homes with a median listing price of \$385,000. The available inventory has been on the market an average of 161 days. The overall activity level is better than normal for this time of the year and should translate to improved sales during the next few months. Our biggest concern is whether the activity level will continue after the tax credit comes to an end in the 2nd quarter of this year. Forbes just published an article stating that because of the tax credit situation, homeowners thinking of selling a home this year should consider getting on the market as soon as possible. The average selling price for all of 2009 was \$362,086 while the median selling price (half the homes sold for less and half sold for more) was \$345,375. These numbers compare to an average of \$369,474 and a median of \$365,000 in 2008.

| 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 |

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.