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What happened in the Real Estate Market in Woodmoor during January, 2010?

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	DAYS O N M A R K E T
1465 Woodmoor DR	3	2	2	Ranch	1969	2961	\$250,000	\$230,000			121
1375 Bowstring RD	7	4	3	2 Story	2002	3937	\$325,500	\$308,200			84
18421 Gregs Pond LN	4	3	3	2 Story	1988	3887	\$375,000	\$360,000			163
1410 Regatta LN	5	5	3	2 Story	2000	5244	\$450,000	\$420,000			33
1240 Old Antlers WY	4	4	3	2 Story	1996	4016	\$475,000	\$440,000			54
19465 Indian Summer LN	4	4	3	2 Story	2001	4666	\$550,000	\$540,000			87
490 W Highway 105	5	3	2	2 Story	2002	3781	\$299,900	PENDING			61
240 Tam O Shanter WY	4	3	2	4-Levels	1970	3911	\$325,000	PENDING			277
17285 Cloverleaf RD	3	3	2	Ranch	1992	2016	\$325,000	PENDING			54
1115 South Park DR	4	3	3	Ranch	1999	3120	\$329,000	PENDING			242
17370 Leggins WY	4	3	3	Ranch	2001	3552	\$334,500	PENDING			156
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
250 Lodgepole WY	4	3	3	Tri-Level	1987	3302	\$370,000	PENDING			26
17320 E Caribou DR	5	4	2	Raised Ranch	1987	5933	\$409,900	PENDING			324
19470 Kings Deer LN	4	3	4	Ranch	2005	3900	\$415,000	PENDING			587
19570 E Top O The Moor DR	5	4	3	2 Story	1982	6339	\$500,000	PENDING			544

MLS Data as of 2/3/2010

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

The increased showing activity mentioned last month led to improved sales in January and a healthy number of homes under contract that will lead to closings in the next two months. The 6 homes that sold in January had an average selling price of \$383,033 which equaled 94% of the average listing price. Those homes were on the market an average of 90 days which is a big improvement; however, the homes under contract and the homes on the market have significantly higher days-on-market numbers. The 11 homes currently under contract, 3 of which are distressed properties, have an average listing price of \$362,027 (this is down from the average of original listing price of \$375,367) and were on the market an average of 247 days before getting an acceptable offer. The inventory of available homes stayed fairly constant at 48 with an average listing price of \$420,258 (down 3% from the original average price) and has been on the market an average of 136 days. Uncertainty with the global economies and unemployment, which has driven down the stock market in recent days, has had a slowing effect on showing activity. If the stock market returns to a positive trend, showing activity should return fairly quickly.

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
2010	6												6

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.



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The Hughes Team

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