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What happened in the Real Estate Market in *Woodmoor* during March, 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	P R I C E	S P E C I A L P R I C E	P E N D I N G	DAYS O N M A R K E T
1205 Deer Creek RD	4	3	2	Ranch	1963	3016	\$245,000	\$221,900				340
17645 E Caribou DR	2	3	2	2 Story	1984	1960	\$250,000	\$236,000				190
1205 South Park DR	4	3	2	Bi-level	1984	2444	\$260,000	\$253,000				152
490 W Highway 105	5	3	2	2 Story	2002	3781	\$299,900	\$270,000				61
17285 Cloverleaf RD	3	3	2	Ranch	1992	2016	\$325,000	\$300,000				49
1060 Bowstring RD	3	3	2	Ranch	1998	3976	\$330,000	\$312,000				12
30 Long Bow CR	5	5	3	Ranch	1994	4750	\$430,000	\$419,500				215
20095 Silver Horn LN	5	4	3	2 Story	2003	4500	\$525,000	\$520,000				40
1653 Fallen Leaf WY	3	2	2	Ranch	1973	2529	\$277,000	PENDING				70
18918 Cypress PT	4	3	2	Ranch	1988	2056	\$300,000	PENDING				34
1290 South Park DR	4	3	2	Raised Ranch	1992	2379	\$314,900	PENDING				165
1580 Woodmoor DR	4	3	2	Raised Ranch	1980	2417	\$325,000	PENDING				34
1115 South Park DR	4	3	3	Ranch	1999	3120	\$329,000	PENDING				304
17370 Leggins WY	4	3	3	Ranch	2001	3552	\$334,500	PENDING				218
1065 Lake Woodmoor DR	3	3	3	Ranch	2000	3300	\$345,000	PENDING				8
315 Meadowbrook LN	4	2	2	4-Levels	1967	2812	\$349,000	PENDING				4
19920 Silver Horn LN	4	4	3	2 Story	1991	3836	\$349,900	PENDING				59
18750 Augusta DR	4	3	2	Bi-level	1978	3310	\$349,900	PENDING				71
18220 Red Clover LN	5	3	3	2 Story	1985	3440	\$350,000	PENDING				26
405 Harness WY	4	3	2	Bi-level	1986	2820	\$355,000	PENDING				57
1385 N Masthead WY	4	3	3	2 Story	1992	5718	\$375,000	PENDING				97
465 Indian WY	5	5	4	2 Story	1992	4498	\$400,000	PENDING				113
19470 Kings Deer LN	4	3	4	Ranch	2005	3900	\$415,000	PENDING				649
873 Caribou CR	5	4	3	Ranch	1999	4212	\$439,000	PENDING				94
240 Bent Nail WY	7	5	3	1.5 Story	1992	6149	\$456,145	PENDING				38
18460 Augusta DR	5	4	3	2 Story	1994	4987	\$469,900	PENDING				66
19410 Glen Cannon WY	4	4	3	Ranch	1981	6016	\$492,000	PENDING				286
19570 E Top O The Moor DR	5	4	3	2 Story	1982	6339	\$500,000	PENDING				566
865 Woodmoor DR	5	5	5	2 Story	1993	6729	\$535,000	PENDING				253

MLS Data as of 4/6/2010

The good news is that there were 8 closed sales in March; however, the even better news is that there are no less than 21 homes currently under contract. The 8 homes that sold had an average selling price of \$316,550 and were on the market an average of 132 days until getting an acceptable offer. Three of those sales did involve distressed properties and 7 of the pending homes are distressed (short sales or bank owned). The 21 homes under contract have an average listing price of \$383,869 and were on the market an average of 152 days. The inventory of available homes has started to increase with 60 homes now on the market. The average price of the inventory is \$427,986 which is quite a bit higher than the homes that are getting the most attention at this point. The key issue for the real estate market during the month of April is going to be whether the current tax credits get extended or terminated at the end of the month as presently scheduled.

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	4	8										18

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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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