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

The Following Homes **SOLD**

	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 E T T E R	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
18918 Cypress PT	4	3	2	Ranch	1988	2056	\$300,000	\$295,000	10	
1290 South Park DR	4	3	2	Raised Ranch	1992	2379	\$314,900	\$299,900	164	
1065 Lake Woodmoor DR	3	3	3	Ranch	2000	3300	\$345,000	\$342,500	7	
18750 Augusta DR	4	3	2	Bi-level	1978	3310	\$349,900	\$344,000	62	
250 Lodgepole WY	4	3	3	Tri-Level	1987	3302	\$370,000	\$365,000	59	
1385 N Masthead WY	4	3	3	2 Story	1992	5718	\$375,000	\$375,000	96	
465 Indian WY	5	5	4	2 Story	1992	4498	\$400,000	\$390,000	106	
873 Caribou CR	5	4	3	Ranch	1999	4212	\$439,000	\$425,000	93	
19570 E Top O The Moor DR	5	4	3	2 Story	1982	6339	\$500,000	\$480,000	565	
17490 Chipped Arrow WY	5	6	3	Ranch	2007	4980	\$600,000	\$575,000	61	

MLS Data as of 5/4/2010

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

Sales activity increased over the last month with 10 transactions closing in April. What you do not see above, due to lack of space, is that 19 more homes are under contract (If you request the email version of this newsletter, you will be able to see the full details of both the Solds and the Pending sales). The 10 homes that sold had an average selling price of \$389,140 and, maybe more realistically, a median selling price of \$370,000 and were on the market an average of 122 days. The 19 homes that are under contract have an average listing price of \$374,523 and have been on the market 152 days. 7 of the under contract homes are either short sales, bank owned or corporate relocations, all of which tend to be aggressively priced. The inventory of available homes remained steady at 60 with an average listing price of \$413,735. This inventory has been on the market an average of 115 days with the overall range being from 3 days to 474 days. We mentioned last month that the expiring tax credit could become an issue if it did not get extended and, in fact, it was not extended. Showing activity has dropped off during the month of April as the credit deadline of April 30 approached—down about 30%. However, there are some positive indicators regarding the economy (If the European Union can solve their financial woes) which, hopefully, will continue to drive the overall market in a positive direction.

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	10									28

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.