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What happened in the Real Estate Market in *Woodmoor* during June, 2009?

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 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 A L E P R I C E
25 E. King's Deer Pt.	5	4	3	2	1986		3175	\$249,900	\$235,000
19515 Broken Fence Way	5	3	2	BI	1970		3478	\$279,900	\$270,000
18665 Knollwood Blvd.	4	3	2	2	1985		4637	\$289,900	\$290,000
555 Silhouette Way	4	3	2	RAN	1973		3456	\$299,900	\$295,000
1265 South Park Dr.	4	4	2	RAN	1985		4437	\$299,900	\$302,500
685 Paint Brush Ln.	4	3	3	RAN	1985		2878	\$300,000	\$301,000
17485 Chipped Arrow Way	3	3	2	RR	1977		3540	\$319,000	\$300,000
19355 Rim Of The World Dr.	5	3	2	BI	1976		3771	\$325,000	\$315,000
1230 South Park Dr.	4	4	2	2	1997		3319	\$325,000	\$332,000
1575 Bowstring Rd.	5	3	3	RR	2005		4466	\$374,900	\$369,000
1530 Longview Cr.	5	4	3	2	1998		3969	\$395,000	\$395,000
1375 Old Antlers Way	5	3	3	RAN	1991		4316	\$445,000	\$435,000
19205 Shadowood Dr.	4	4	3	2	2004		3924	\$450,000	\$442,500

MLS details of "Pending" and "Sold" homes complete with pictures are available to email subscribers. To subscribe — send an email to Homes@TheHughesTeam.com

MLS Data as of 7/5/2009

June was another good month for closings in Woodmoor. The 13 homes that sold had an average selling price of \$329,384. While one of these homes received an acceptable contract in 3 days, the overall average number of days on the market was 298. There are 14 homes under contract with an average listing price of \$391,314 and an average of 173 days on the market. We saw a significant increase in inventory of available homes up to 75. The inventory has been on the market an average of 117 days and has an average listing price of \$430,410. The increase in inventory is primarily in the lower portion of the overall price range. Again, distressed properties were a factor accounting for 4 of the sold homes and 5 of the 14 homes under contract. Unlike last month, the stock market suffered some negative hits in June and may start impacting 3rd quarter sales unless we see a reversal of that trend. Our comment last month about job security was substantiated by a poll that indicated while there is a large number of potential buyers in the marketplace, 53% of them are waiting to buy until they feel more secure in their job.

If anyone receiving this newsletter finds themselves in the position of possibly losing their home to foreclosure, **please contact us**. We have the necessary training and materials to assist in the process of negotiating a foreclosure delay or, under certain circumstances, an agreement for a short sale with lenders. A short sale is much less damaging to an individual's credit history when compared to a foreclosure. If this pertains to you, call us, we can help.

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							40

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.