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## What happened in the Real Estate Market in *Woodmoor* during August, 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 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
17350 Leggins Way	4	3	3	1.5	2000		3330	\$299,900	\$285,000
945 South Park Dr.	5	4	2	2	1991		3465	\$330,000	\$300,000
885 Woodmoor Dr.	5	3	3	RAN	1984		2609	\$325,000	\$320,000
570 Ore Cart Way	5	4	2	2	1985		3765	\$335,000	\$335,000
729 Bowstring Way	4	3	3	RAN	1990		3168	\$350,000	\$341,000
1017 Slate Way	4	3	5	RAN	2006		3840	\$439,000	\$430,000
1055 South Park Dr.	3	2	2	TRI	1984		1600	\$259,900	Pending
1055 Knollwood Cr.	3	3	2	RAN	1978		2204	\$314,999	Pending
18170 Lakeview Ln.	4	4	2	2	1991		3460	\$330,000	Pending
1115 South Park Dr.	4	3	3	RAN	1999		3120	\$345,000	Pending
1030 Melinda Ln.	5	4	2	2	1991		3878	\$369,000	Pending
1270 Bowstring Rd.	4	3	3	2	2007		4031	\$389,000	Pending
360 Lions Head Dr.	5	4	3	2	1990		3616	\$399,900	Pending
165 King Arthurs Knoll	4	5	3	2	1992		6162	\$467,000	Pending
515 Woodmoor Dr.	5	5	4	2	1986		4860	\$525,000	Pending
20045 Chisholm Tr.	5	5	3	RAN	2001		5254	\$525,000	Pending

MLS Data as of 9/9/2009

**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](mailto:Homes@TheHughesTeam.com)**

\*\*\*\*\*October and November Newsletters will ONLY be sent via EMAIL\*\*\*\*\*

August sales activity was a little lower than expected; however, the number of homes under contract should lead to a stronger fall season than last year. The 6 homes that sold in August had an average selling price of \$335,166 and were on the market an average of 131 days prior to receiving an acceptable offer. The average selling price was down from the previous month and the days on the market number was also down. The 11 homes under contract have an average listing price of \$392,480 and were on the market an average of 96 days. The inventory of available homes has increased slightly to 77 with an average listing price of \$423,996. The inventory has been on the market an average of 124 days which is up slightly from last month. Last month, Forbes Magazine had an article "Best Cities for a Housing Recovery" which listed Colorado Springs as the #3 city in the country to experience a real estate recovery ([a link is available for our email subscribers](#)). We are already seeing that distressed properties are accounting for a lower percentage of the overall sales (about 20% versus 40% a few months ago). In addition, the total inventory in the county has been reduced. However, the greatest impact is being felt in the lower price ranges at this point but slowly moving up to higher prices.

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	11	6					57

**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.