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What happened in the Real Estate Market in *Woodmoor* during July, 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 Y E R	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 D I S C O N T R A C T	S P E C I A L I S T I N G P R I C E	P E N D I N G D A Y S	DAYS ON M A R K E T
1125 Bowstring RD	3	2	2	Ranch	1994	1833	\$284,900	\$277,500				296
975 Woodmoor DR	3	3	2	1.5 Story	2002	3554	\$344,000	\$337,000				4
18270 Bent Oak LN	4	3	2	Raised Ranch	1983	3081	\$350,000	\$340,000				26
19930 Indian Summer LN	4	5	3	2 Story	1983	3288	\$325,000	\$320,000				82
18385 White Fawn DR	5	4	3	2 Story	1993	4602	\$370,000	\$362,000				153
1520 Fawnwood RD	4	4	3	2 Story	1978	3864	\$375,000	\$370,000				73
17880 New London RD	4	3	3	Ranch	1992	3824	\$384,900	\$380,000				15
930 Bend In The Trail RD	4	3	3	Ranch	1991	3756	\$424,900	\$412,500				93
1490 Rock Glen CR	5	5	3	2 Story	1989	6004	\$535,000	\$485,000				68
865 Woodmoor DR	5	5	5	2 Story	1993	6729	\$500,000	\$500,000				322
17855 Fairplay WY	5	3	2	Ranch	1986	2826	\$222,000	Pending				31
615 Bear Trap WY	3	2	2	Ranch	1985	2559	\$250,000	Pending				118
18330 White Fawn DR	4	3	2	Ranch	1985	2837	\$265,000	Pending				59
18845 St Andrews DR	5	4	2	2 Story	1977	3541	\$284,900	Pending				14
1540 Fawnwood RD	5	3	2	2 Story	1979	3425	\$339,500	Pending				76
19350 Misty Morning DR	5	4	2	2 Story	1971	4006	\$365,000	Pending				143
1670 Ridgeview CR	5	4	2	2 Story	1993	4256	\$365,000	Pending				86
155 N Sherwood Glen	5	4	3	2 Story	2003	4486	\$475,000	Pending				181
515 Woodmoor DR	5	5	4	2 Story	1986	4860	\$500,000	Pending				146

MLS Data as of 8/5/2010

There were 10 sales in July as the market saw a slight slow down in the post tax credit era. The 10 homes that sold had an average selling price of \$378,400 and were on the market an average of 113 days prior to receiving an acceptable offer. The selling prices averaged 2.8% less than the latest listing price and 6.54% less than the original listing price. There are 9 homes under contract with an average listing price of \$340,711. This average is 6.35% less than the original listing price. The inventory of available homes has remained steady versus last month at 82 homes. The average price of the inventory increased slightly to \$412,699 but is down from the original average listing price by 2.76%. Mortgage interest rates continue to set new records below 4.5% for 30 year fixed conventional loans which should be very attractive to buyers. However, many buyers are sitting on the fence due to the lack of job security and the never ending roller coaster of the economic news. Remember to checkout our Blog Site at RealEstateByHughes.com for lots of great articles and links to local activities and helpful discussions about a wide variety of subjects.

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	7	13	10						58

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.