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What happened in the Real Estate Market in *Woodmoor* during June, 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 C H A N G E	S P E N D I N G P R I C E	P E N D I N G D A Y S	DAYS O N M A R K E T
19590 Four Winds WY	4	3	3	2 Story	1993	2980	\$329,000	\$298,000				315
1580 Woodmoor DR	4	3	2	Raised Ranch	1980	2127	\$325,000	\$320,000				80
17515 Muzzleloader WY	3	3	2	Ranch	1993	2880	\$333,000	\$325,000				38
760 W Caribou DR	5	4	2	2 Story	1992	3588	\$350,000	\$330,000				50
405 Harness WY	4	3	2	Bi-level	1986	2820	\$350,000	\$338,000				124
315 Meadowbrook LN	4	2	2	4-Levels	1967	2812	\$349,000	\$345,000				3
225 Furrow WY	6	4	3	2 Story	1993	3993	\$384,900	\$370,000				308
57 S Sherwood Glen DR	4	4	3	2 Story	1993	4094	\$395,000	\$375,000				121
19640 Four Winds WY	3	3	2	2 Story	1993	2949	\$400,000	\$375,000				318
17225 Fairplay DR	3	2	6	Raised Ranch	1988	3011	\$389,000	\$380,000				19
19430 Misty Morning DR	4	3	3	Ranch	1978	4053	\$459,000	\$445,000				40
18675 Knollwood BL	5	4	5	Ranch	2001	5414	\$537,500	\$517,500				71
19411 Wildwood WY	4	5	3	Ranch	1998	4184	\$539,900	\$520,000				102
1260 Spinnaker TR	4	2	2	Ranch	1980	3532	\$234,900		Pending			16
1125 Bowstring RD	3	2	2	Ranch	1994	1833	\$284,900		Pending			297
18845 St Andrews DR	5	4	2	2 Story	1977	3541	\$284,900		Pending			14
19930 Indian Summer LN	4	5	3	2 Story	1983	3288	\$325,000		Pending			83
975 Woodmoor DR	3	3	2	1.5 Story	2002	3554	\$344,000		Pending			5
18270 Bent Oak LN	4	3	2	Raised Ranch	1983	3081	\$350,000		Pending			27
1520 Fawnwood RD	4	4	3	2 Story	1978	3864	\$375,000		Pending			74
17880 New London RD	4	3	3	Ranch	1992	3824	\$384,900		Pending			15
930 Bend In The Trail RD	4	3	3	Ranch	1991	3756	\$424,900		Pending			94
865 Woodmoor DR	5	5	5	2 Story	1993	6729	\$500,000		Pending			344
515 Woodmoor DR	5	5	4	2 Story	1986	4860	\$500,000		Pending			147
1490 Rock Glen CR	5	5	3	2 Story	1989	6004	\$535,000		Pending			102

MLS Data as of 7/6/2010

June resulted in 13 homes selling which was a nice recovery from the previous month. The 13 homes that sold had an average selling price of \$379,884 and were on the market an average of 122 days prior to receiving an acceptable offer. The 12 homes that are under contract and not yet closed have an average listing price of \$378,625 and were on the market an average of 101 days (the range was from 5 to 344 days). Inventory has taken a significant jump upward and is now standing at 83 homes. This inventory has an average listing price of \$402,093 and an average time on the market of 100 days. With the stock market being so unpredictable, the mortgage bond market has become a safe haven for many investors. As a result, mortgage rates are now the lowest they have been in 50 years at an average of 4.58%. **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							48

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If your home is now listed for sale, this is not intended as a solicitation of that listing.