



Rosemarie & Wayne Hughes

# The Hughes Team

(719) 388-2488

or

(719) 488-3888

Email: Homes@TheHughesTeam.com



**RE/MAX**  
Properties, Inc.

Visit Our Websites at  
[www.TheHughesTeam.com](http://www.TheHughesTeam.com)  
 and  
[www.RealEstateByHughes.com](http://www.RealEstateByHughes.com)

## What happened in the Real Estate Market in *Woodmoor* during **SEPTEMBER, 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	S E L L I N G P R I C E	P E N D I N G D A Y S
19350 Rim Of The World DR	3	3	2	Ranch	1979	3500	\$300,000	\$280,000	175	
1670 Ridgeview CR	5	4	2	2 Story	1993	4256	\$349,999	\$310,000	96	
1355 Woodmoor DR	4	3	5	2 Story	1964	3951	\$350,000	\$325,000	125	
19350 Misty Morning DR	5	4	2	2 Story	1971	4006	\$365,000	\$357,500	134	
1020 South Park DR	4	3	2	2 Story	2002	5424	\$450,000	\$425,000	88	
18845 St Andrews DR	5	4	2	2 Story	1977	3541	\$284,900	PENDING	14	
1245 Lone Scout Lookout	3	3	2	1.5 Story	1992	3212	\$299,900	PENDING	91	
18220 Red Clover LN	5	3	3	2 Story	1985	3440	\$304,900	PENDING	47	
230 Lost Creek WY	3	3	3	Ranch	1992	3832	\$309,000	PENDING	116	
1420 Catamaran LN	4	3	2	Ranch	1984	2496	\$324,900	PENDING	179	
19330 Rim Of The World DR	3	3	2	4-Levels	1978	4090	\$358,900	PENDING	15	
1435 Lone Scout Lookout DR	4	4	3	2 Story	1992	4554	\$365,000	PENDING	187	
861 Caribou CR	4	4	3	2 Story	1993	4056	\$389,900	PENDING	116	
1205 Deer Creek RD	4	3	2	Ranch	1963	3016	\$399,000	PENDING	43	
18915 Augusta DR	5	5	3	2 Story	1990	5439	\$485,000	PENDING	229	
19870 Hidden Springs Glen	5	4	3	2 Story	2005	4555	\$530,000	PENDING	75	
925 Shadow Mountain DR	4	3	3	Ranch	2009	3842	\$550,000	PENDING	216	

MLS Data as of 10/5/2010

Of the 11 homes under contract in the last newsletter, 5 closed in September. Those homes had an average selling price of \$339,500 and were on the market an average of 123 days prior to receiving an acceptable offer. These 5 homes sold for 93.5% of the most recent average listing price and 86.6% of their original average listing price. This indicates that quite a few homes have been coming on the market at prices well above the current market value. 6 additional homes went under contract in September bringing the total under contract to 12 with an average listing price of \$383,450. There are now 69 homes available for sale with an average listing price of \$390,933 and a range from less than \$200,000 to \$600,000. The current average listing price is 3.8% lower than the original listing price average. With the recent announcement that several large banks are going to slow down some foreclosure proceedings in order to review them in more detail, we are not sure what, if any, impact will be seen in the current resale market. With the stock market improving over the last month, there has been some improvement in showing activity which should lead to a gradual overall improvement in sales.

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	3	5				66

**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.

Watch this area for various discounts from selected businesses.