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What happened in the Real Estate Market in Woodmoor during March, 2011?

The Following Homes **SOLD** or are **PENDING**

	B E D R O O 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 F T	O R I G I N A L	P R I C E	R E P M O S T	R E P R I C E	S P R I C E	D A Y S O N T H E M A R K E T
670 Lake Woodmoor DR	5	3	2	Bi-level	1992		3246		\$284,900		\$222,000	\$222,000	127
18830 Lake Forest LN	4	3	2	2 Story	1973		3021		\$274,900		\$259,900	\$259,900	75
255 Woodmoor DR	4	3	2	Ranch	1978		3380		\$275,000		\$265,000	\$265,000	111
250 Furrow WY 80132	4	4	3	2 Story	1993		4363		\$375,000		\$339,900	\$330,000	153
1565 Longview CR	5	4	3	4-Levels	1997		3552		\$425,000		\$335,000	\$335,000	226
1435 Lone Scout Lookout DR	4	4	3	2 Story	1992		4461		\$359,900		\$359,900	\$352,500	73
935 Woodmoor DR	5	3	2	Ranch	1997		3546		\$399,900		\$399,900	\$390,000	5
19630 Four Winds WY	5	4	3	Ranch	2002		4468		\$500,000		\$475,000	\$462,500	43
19410 Rim Of The World DR	4	4	2	2 Story	1976		3790		\$250,000		\$247,000	Pending	174
19340 Aspenwood DR	3	2	2	Bi-level	1980		2201		\$249,000		\$249,000	Pending	167
1351 Buckwood LN	5	3	2	2 Story	1978		4520		\$311,000		\$265,300	Pending	265
19365 Doewood DR	5	4	2	2 Story	1970		3700		\$331,900		\$331,900	Pending	166
585 Hidden Marsh RD	4	3	2	2 Story	1985		3345		\$335,000		\$335,000	Pending	51
18980 Autumn WY	4	3	2	2 Story	1978		4430		\$385,000		\$336,000	Pending	283
19290 Furrow RD	4	4	2	Ranch	1986		4130		\$425,000		\$374,900	Pending	67
885 Oak Hills DR	3	4	2	2 Story	1978		3109		\$375,000		\$375,000	Pending	53
815 Bowstring RD	5	4	3	2 Story	1993		4010		\$389,900		\$384,900	Pending	278
1090 W Caribou DR	4	3	3	Ranch	1992		4188		\$389,900		\$389,900	Pending	17
17360 Early Star DR	5	4	2	2 Story	1988		4832		\$400,000		\$400,000	Pending	38
19078 Doewood CR	5	3	2	Ranch	1972		3924		\$425,000		\$415,000	Pending	140
18603 Honeysuckle WY	4	4	3	1.5 Story	1992		5486		\$437,000		\$424,900	Pending	82
1093 W Caribou DR	4	4	3	2 Story	1994		4080		\$424,900		\$424,900	Pending	80
19615 Hidden Springs Glen	4	3	3	Raised Ranch	1992		3642		\$550,000		\$550,000	Pending	20

MLS Data as of 4/13/2011

As expected, after the number of homes that were under contract last month, sales picked up with 8 transactions closing in March with an average selling price of \$327,112 and 101 days on the market. However, 4 of those were distressed properties. There are 15 homes under contract with an average listing price of \$366,913. These homes have been on the market an average of 125 days and 3 of these homes are distressed properties. We mention the distressed properties because 7 have been removed from the active inventory in the last month and, at this point, only 4 remain in Woodmoor. While there is a reduction in competition from distressed properties, there is an increase in overall competition because the inventory has increased significantly to 60 homes with an average listing price of \$417,540. The local real estate market continues to be held back due to a shortage of new prime job opportunities in Colorado Springs. For that reason, we have continued to advertise and list Tri-Lakes homes in both Colorado Springs and the Denver marketplace, which seems to have an improving job market. Our area is still within a reasonable commute to the Denver Tech Center.

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	11	8	14	10	3	6	7	3	9	89
2011	4	2	8										14

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.

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(Go to www.LaPosadadeTaos.com for all the details)

We have enjoyed the pleasant surroundings, the outstanding food and hospitality on several occasions. **TripAdvisor.com rates them #1 out of 28 B&B's in Taos.** Say hello to Brad and Michael.

AND



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