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## What happened in the Real Estate Market in *Woodmoor* during July, 2011?

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

	B E D R O O M	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 R E S E N T M O S T	S P R I N G	DAYS ON THE MARKET
1340 Fawnwood LN	5	4	3	2	1991	4268	\$264,900	\$300,000	\$318,500	28	
1520 Old Antlers WY	5	4	3	2	1994	3817	\$425,000	\$319,900	\$321,300	725	
855 Winding Hills RD	4	4	2	4	1979	3198	\$349,000	\$324,900	\$324,000	25	
18163 Six Trees LN	4	3	2	RAN	1993	3000	\$375,000	\$360,000	\$355,000	182	
19890 W Top O the Moor DR	3	3	3	2	1983	3500	\$375,000	\$375,000	\$355,000	43	
861 Caribou CR	4	4	3	2	1993	4056	\$400,000	\$400,000	\$387,500	25	
19295 Silver Sage WY	4	3	2	RRH	1984	4000	\$410,000	\$400,000	\$390,000	159	
350 Scrub Oak WY	5	4	3	RRH	1999	4246	\$424,000	\$424,000	\$424,000	50	
19550 Crows Nest WY	6	4	3	RAN	1992	5708	\$548,800	\$450,000	\$440,000	136	
1010 Melinda LN	5	5	2	2	1993	4559	\$500,000	\$500,000	\$485,000	108	
1351 Buckwood LN	5	3	2	2	1978	4520	\$311,000	\$275,000	Pending	350	
1335 Meadowlake WY	5	4	2	2	1983	3123	\$335,000	\$335,000	Pending	114	
19475 Doewood DR	4	3	3	2	1991	3698	\$360,000	\$345,000	Pending	402	
19265 Lincoln Green LN	5	5	2	2	1991	4693	\$435,000	\$400,000	Pending	130	
18255 Will O the Wisp WY	4	3	3	RAN	1997	3546	\$400,000	\$400,000	Pending	48	
1135 Old Antlers WY	4	4	2	RAN	1985	3836	\$439,000	\$425,000	Pending	131	
750 Bowstring RD	5	5	3	2	1993	5579	\$469,500	\$440,000	Pending	240	
18415 Lazy Summer WY	5	5	3	2	1995	4762	\$489,000	\$445,000	Pending	184	
19810 Sunlight WY	5	4	3	RAN	1998	4296	\$445,000	\$445,000	Pending	69	
17535 Chipped Arrow WY	3	4	3	RRH	1983	4065	\$500,000	\$449,000	Pending	128	
9 S Sherwood Glen NA	6	4	3	RAN	1989	4577	\$475,000	\$450,000	Pending	71	
1380 Lone Scout Lookout NA	4	4	4	2	1991	6112	\$525,000	\$499,000	Pending	111	
18825 St Andrews DR	4	4	3	2	1993	5395	\$549,000	\$499,900	Pending	357	

MLS Data as of 8/4/2011

The 10 homes that sold in July had an average Selling price of \$380,030 and a median (1/2 below & 1/2 above) selling price of \$371,250. As you can see above, 5 of those homes went under contract in less than 50 days. In the majority of those cases, the listing price did not need to be reduced which resulted in a shorter marketing time. By contrast, the home with the longest number of days on the market was reduced more than \$100,000 before getting an offer. Ultimately, the homes that sold had a differential between latest listing price and selling price of only 1.4%. There are currently 13 homes under contract with an average listing price of \$415,992 which is 94.3% of the original average listing price. These homes were on the market an average of 180 days prior to receiving an acceptable offer. Of the homes under contract, 6 went under contract in the last four weeks while 7 are carryovers from the previous month which means they have extended closing periods or contingencies that need to be removed prior to being able to close. The inventory has continued to decrease with it now sitting at 62 with an average listing price of \$413,317. This inventory has been on the market an average of 144 days. Showing activity dropped off over the last 2 weeks due to the negative economic news and the dropping stock market.

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	7	11	6	10						48

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