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

### 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	DAYS O N M A R K E T
1115 South Park DR	4	3	3	Ranch	1999	3120	\$294,900	\$290,000	159	
19395 Old Fort LN	4	3	2	Bi-level	1979	2978	\$360,000	\$353,000	153	
19480 Doewood DR	4	3	2	2 Story	1987	5049	\$420,000	\$385,000	67	
19560 W Top O The Moor DR	4	3	3	2 Story	1987	4405	\$415,000	\$386,000	180	
1540 Fawnwood RD	5	3	2	2 Story	1979	3425	\$265,000	Pending	250	
1565 Longview CR	5	4	3	4-Levels	1997	3552	\$335,000	Pending	193	
20375 Fountain Abbey CT	5	4	3	2 Story	1991	3615	\$358,057	Pending	160	
85 E Kings Deer PT	5	4	3	2 Story	1995	5304	\$385,000	Pending	335	
19630 Four Winds WY	5	4	3	Ranch	2002	4468	\$475,000	Pending	44	

MLS Data as of 2/4/2011

The 4 homes that sold in January had an average selling price of \$353,500 and were on the market an average of 140 days prior to receiving an acceptable offer. The average selling price was 94.9% of the most recent listing price average. However, in at least one case, there had been a significant reduction from the original listing price. There are 5 homes under contract with an average listing price of \$363,611 which is 88.7% of the original listing price average. These homes have been on the market an average of 196 days which is probably explained by the large differential between the original listing prices and the most recent listing prices where they have received offers. The inventory has remained fairly stable at 44 homes currently available with an average listing price of \$382,612 and 122 days on the market. While the inventory continues to be relatively low we are seeing indications that there will probably be quite a few new listings coming on the market in March. If you are considering listing a home for sale on the market this year, it would be advantageous to get on the market before the surge in inventory occurs—less competition.

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												4

**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.