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What happened in the Real Estate Market in *Woodmoor* during December, 2010?

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

	B D R M S	B A T H S	G A R R S	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 T A G O R 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 O N M A R K E T
17740 New London RD	5	3	2	Ranch	1984	2444	\$191,900	\$180,000			146
18845 St Andrews DR	5	4	2	2 Story	1977	3541	\$284,900	\$275,000			13
1359 Buckwood LN	3	2	2	Tri-Level	1982	2329	\$300,000	\$290,000			15
55 N Sherwood Glen	5	4	2	2 Story	1973	3462	\$299,000	\$296,250			124
17370 Leggins WY	4	3	3	Ranch	2000	3552	\$339,900	\$342,000			72
165 King Arthurs Knoll	4	3	3	2 Story	1992	5894	\$425,000	\$350,000			0
1360 Old Antlers WY	4	4	2	2 Story	1990	3909	\$390,000	\$382,000			26
19904 Lark LN	4	4	3	2 Story	1995	4506	\$408,000	\$389,640			29
225 Woodmoor DR	5	4	2	2 Story	1977	4021	\$450,000	\$410,000			328
255 Woodmoor DR	4	3	2	Ranch	1978	3380	\$275,000	Pending			69
1115 South Park DR	4	3	3	Ranch	1999	3120	\$294,900	Pending			149
1565 Longview CR	5	4	3	4-Levels	1997	3552	\$335,000	Pending			164
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			306
19560 W Top O The Moor DR	4	3	3	2 Story	1987	4405	\$415,000	Pending			181
19480 Doewood DR	4	3	2	2 Story	1987	5049	\$420,000	Pending			84
19630 Four Winds WY	5	4	3	Ranch	2002	4468	\$475,000	Pending			62

MLS Data as of 1/6/2011

December sales had an average selling price of \$323,876 for the 9 homes that sold. The 8 pending homes have an average listing price of \$369,745 and the inventory of 42 homes has an average listing price of \$383,310. The homes that sold were on the market an average of 84 days before receiving an acceptable offer while the available and pending homes have been on the market a significantly longer period. This is primarily due to the current inventory having more homes in the higher end of the market's price range. The focus of a majority of the buyers has been in the lower end of the market; however, we are starting to see a shift upward. Showing activity has shown improvement during the early part of January. The average selling price for all of 2010 was \$359,189 which was very close to the 2009 average of \$357,991. In 2010, the average selling price was 96.2% of the final average listing price and 93.3% of the original listing price average. The average marketing time was 122 days with the range being from 1 day to nearly 2 years. By comparison, in 2009 the average selling price was 95.9% of the final average listing price and 89.2% of the original listing price average, and 183 days on the market. This seems to indicate that sellers became more realistic about their original asking prices which led to improved marketing times without sacrificing average selling prices or price differentials between final listing price and selling price. Our opinion is that prices have probably leveled out at the bottom and will start to improve slowly over the next couple of years. Since interest rates have started to increase, and prices have stopped dropping, we would expect this to bring buyers back into the market. If the unemployment figures improve in the near term, 2011 could be a significant improvement over the last couple of years. Without more job security, 2011 should still improve a bit but only minimally.

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

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