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## What happened in the Real Estate Market in *Woodmoor* during April, 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 R E S E N T	S P R I N G	DAYS ON THE MARKET
19340 Aspenwood DR	3	2	2	Bi-level	1980		2201		\$249,000	\$249,000	\$240,000	167
460 St Moritz WY	4	3	2	2 Story	1991		3437		\$329,950	\$329,950	\$320,900	4
19365 Doewood DR	5	4	2	2 Story	1970		3700		\$331,900	\$331,900	\$325,000	165
19515 Broken Fence WY	5	3	2	Bi-level	1970		3179		\$330,000	\$330,000	\$340,000	14
815 Bowstring RD	5	4	3	2 Story	1993		4010		\$389,900	\$384,900	\$372,500	277
17360 Early Star DR	5	4	2	2 Story	1988		4832		\$400,000	\$400,000	\$390,000	37
1093 W Caribou DR	4	4	3	2 Story	1994		4080		\$424,900	\$424,900	\$400,000	79
1351 Buckwood LN	5	3	2	2 Story	1978		4520		\$311,000	\$265,300	Pending	286
610 Winding Hills RD	4	3	2	2 Story	1973		3327		\$289,000	\$289,000	Pending	47
220 Cobblestone WY	5	4	2	Tri-Level	1996		3463		\$335,000	\$299,500	Pending	106
585 Hidden Marsh RD	4	3	2	2 Story	1985		3345		\$335,000	\$335,000	Pending	72
18980 Autumn WY	4	3	2	2 Story	1978		4430		\$385,000	\$336,000	Pending	304
18230 Red Clover LN	3	4	2	Raised Ranch	1984		2140		\$344,000	\$344,000	Pending	28
19290 Furrow RD	4	4	2	Ranch	1986		4130		\$425,000	\$374,900	Pending	88
885 Oak Hills DR	3	4	2	2 Story	1978		3109		\$375,000	\$375,000	Pending	74
17380 Early Star DR	5	3	2	Ranch	1985		3492		\$384,000	\$384,000	Pending	38
1090 W Caribou DR	4	3	3	Ranch	1992		4188		\$389,900	\$389,900	Pending	17
455 Indian WY	5	4	3	2 Story	1994		4194		\$390,000	\$390,000	Pending	58
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
1110 Knollwood CR	4	4	8	Ranch	1975		4900		\$465,000	\$435,000	Pending	284
1325 Meadowlake WY	4	4	3	2 Story	1994		4533		\$449,900	\$449,900	Pending	18
420 St Moritz WY	6	5	3	2 Story	1996		5704		\$525,000	\$525,000	Pending	61
19615 Hidden Springs Glen	4	3	3	Raised Ranch	1992		3642		\$550,000	\$550,000	Pending	41

MLS Data as of 5/4/2011

After having 15 homes under contract last month, 7 home sales closed in April with an average selling price of \$341,200 and 106 days on the market. These homes sold, on average, for 97.5% of the most recent listing price. The number of homes currently under contract has increased to 17. The best news about the homes under contract is that only 1 appears to be a distressed property (short sale, bank owned, etc). The homes under contract have an average listing price of \$387,200 and were on the market an average of 103 days prior to receiving and acceptable offer. Please note, "Days on Market" does not include the time between the date of the offer and the closing date (usually another 30-45 days). After increasing significantly in March, the inventory level remained flat at 60 homes (5 of which are distressed properties) and the average listing price is \$422,771. We would not be surprised to see inventory levels increase over the next couple of months. At present, we feel like the market is stabilizing; however, recovery as projected by professionals close to the real estate industry and economists is expected to be a 2 to 3 year process.

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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									21

### 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](http://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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