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What happened in the Real Estate Market in Woodmoor during October, 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	S P R I N G	D A Y S O N T H E M A R K E T
1351 Buckwood LN	5	3	2		1978		4520	\$311,000	\$275,000	\$267,500		350
18350 White Fawn DR	5	3	3	RRH	1984		2700	\$315,000	\$315,000	\$310,000		123
18921 Shadowood DR	4	3	2	RRH	1978		3128	\$317,500	\$317,500	\$306,000		54
18410 Lazy Summer WY	5	3	2	RAN	1984		4167	\$325,000	\$325,000	\$325,000		56
20380 Alan-A-Dale DR	4	4	3		1996		3897	\$359,900	\$337,900	\$325,000		102
19070 White Fawn DR	4	3	1	RAN	1968		2797	\$369,000	\$349,000	\$342,000		148
18980 Autumn WY	4	3	2		1978		4430	\$385,000	\$360,000	\$345,000		467
45 Long Bow CR	4	4	2		1988		3565	\$362,000	\$362,000	\$362,000		1
390 Jack Boot RD	4	4	2	TRL	1984		4372	\$415,000	\$375,000	\$362,500		173
19929 Silver Horn LN	5	4	2		1985		4194	\$385,000	\$375,000	\$370,000		133
1380 Old Antlers WY	5	4	3		1994		3507	\$375,000	\$375,000	\$352,000		74
19990 Chisholm TR	5	4	3		1995		4770	\$489,900	\$435,000	\$430,000		273
410 Jack Boot RD	4	3	2	RRH	1977		3940	\$349,900	\$279,900	PENDING		159
17375 Leggins WY	4	3	2	RAN	1993		3444	\$334,900	\$295,000	PENDING		243
19335 Aspenwood DR	3	3	2	TRL	1987		2348	\$305,000	\$305,000	PENDING		54
78 N Sherwood Glen .	4	3	2		1976		4000	\$325,000	\$325,000	PENDING		34
19305 Shadowood DR	5	4	2		1973		4292	\$376,000	\$333,000	PENDING		262
17820 New London RD	4	3	3	RAN	1998		3560	\$395,000	\$350,000	PENDING		172
19475 Rim of The World DR	5	3	3	RAN	2000		3896	\$410,000	\$389,900	PENDING		101
515 Congressional DR	6	4	3		1988		4338	\$425,000	\$399,900	PENDING		234
17535 Chipped Arrow WY	3	4	3	RRH	1983		4065	\$500,000	\$449,000	PENDING		223
18310 Augusta DR	5	5	4	RAN	1997		6566	\$499,900	\$469,900	PENDING		147
20365 Fountain Abbey CT	4	4	3		2004		4305	\$585,000	\$530,000	PENDING		254

MLS Data as of 11/7/2011

The showing activity reported last month produced very good results for closed transactions in the month of October. The 12 homes that sold had an average selling price of \$341,417 and a median selling price of \$343,500. The average time on the market was 163 days and, again on average, they sold for 97.5% of the most recent listing price and 92.9% of the original listing price. There are 11 homes under contract, 2 of which are short sales, with an average listing price of \$375,145. These homes have been on the market an average of 171 days and are currently listed at an average of 91.6% of the original average listing price. Inventory is dropping rapidly from 57 homes last month to 44 this month. This is partially due to increased sales and partially due to homes being taken off the market for winter; however, with overall inventory decreasing and mortgage rates still at record low levels, this is the year to keep a home on the market. This reduced inventory has an average listing price of \$391,040 and has been on the market an average of 142 days. Overall, in El Paso county, sales volume is up over last year while inventory is down about 20%. This will slowly bring the market back into a balanced position. It's not there yet and it varies by price range with the sub \$250,000 area being the hot mover and the over \$550,000 range still being very slow. Most of Woodmoor falls squarely in the middle and explains why we are seeing much more "normal" activity.

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	11	7	12			78

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.