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What happened in the Real Estate Market in *Woodmoor* during August, 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
19475 Doewood DR	4	3	3		1991	3698	\$360,000	\$345,000	\$332,500	402	
18255 Will O the Wisp WY	4	3	3	RAN	1997	3546	\$400,000	\$400,000	\$385,000	59	
1275 Lone Scout Lookout .	5	4	3	2	1992	3939	\$429,900	\$399,900	\$396,692	34	
19265 Lincoln Green LN	5	5	2	2	1991	4693	\$435,000	\$400,000	\$397,000	130	
1135 Old Antlers WY	4	4	2	RAN	1985	3836	\$439,000	\$425,000	\$415,000	137	
19810 Sunlight WY	5	4	3	RAN	1998	4296	\$445,000	\$445,000	\$423,750	69	
18415 Lazy Summer WY	5	5	3	2	1995	4762	\$489,000	\$445,000	\$440,000	184	
9 S Sherwood Glen .	6	4	3	RAN	1989	4577	\$475,000	\$450,000	\$445,000	67	
18915 Augusta DR	6	5	3	2	1990	5439	\$499,900	\$499,900	\$479,000	53	
18825 St Andrews DR	4	4	3	2	1993	5395	\$549,000	\$499,900	\$495,000	357	
1310 South Park DR	5	4	3	RAN	2010	3970	\$550,000	\$540,000	\$535,000	154	
1351 Buckwood LN	5	3	2	2	1978	4520	\$311,000	\$275,000	Pending	350	
18921 Shadowood DR	4	3	2	RRH	1978	3128	\$317,500	\$317,500	Pending	54	
19030 Burnt Leaf WY	4	3	2	2	1974	2712	\$350,000	\$325,000	Pending	247	
19305 Shadowood DR	5	4	2	2	1973	4292	\$376,000	\$333,000	Pending	212	
1335 Meadowlake WY	5	4	2	2	1983	3123	\$335,000	\$335,000	Pending	147	
20380 Alan-A-Dale DR	4	4	3	2	1996	3897	\$359,900	\$337,900	Pending	102	
18980 Autumn WY	4	3	2	2	1978	4430	\$385,000	\$360,000	Pending	423	
1380 Old Antlers WY	5	4	3	2	1994	3507	\$375,000	\$375,000	Pending	46	
1026 Bowstring RD	4	4	3	2	2000	4301	\$430,000	\$389,000	Pending	162	
515 Congressional DR	6	4	3	2	1988	4338	\$425,000	\$399,900	Pending	234	
18630 Lower Lake RD	4	4	2	2	1995	3344	\$409,950	\$400,000	Pending	305	
19075 Royal Archer LN	6	4	3	2	1991	4653	\$424,900	\$400,000	Pending	136	
17535 Chipped Arrow WY	3	4	3	RRH	1983	4065	\$500,000	\$449,000	Pending	161	
18810 White Fawn DR	4	4	2	2	1986	4738	\$489,900	\$489,900	Pending	107	
1380 Lone Scout Lookout .	4	4	4	2	1991	6112	\$525,000	\$499,000	Pending	111	

MLS Data as of 9/6/2011

Sales activity remained fairly constant with 11 homes selling in August. The average selling price was \$432,114 and the average time on the market was 150 days; however, 5 homes went under contract in less than 70 days. On average, the homes sold for 98% of the most recent listing price and 93.7% of the original listing price. There are another 15 homes under contract with an average listing price of \$379,013 which is 5.5% less than the original average listing price. These homes were on the market an average of 186 days prior to receiving an offer. There are two short sales among the homes under contract. The inventory of available homes has dropped further to 56 with an average listing price of \$407,343 and an average time on the market of 153 days. With 30 year mortgage rates dropping below 4%, we may see a stronger level of activity through the end of the year than normal.

If you are still receiving this newsletter via the mail, please consider contacting us at

Homes@TheHughesTeam.com

and allowing us to send your newsletter via email which provides you with links to much more information about all of the homes.

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					59

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