



WOODSIDE PARK REAL ESTATE ACTIVITY

January 1, 2008 – December 31, 2008

You don't need me to tell you that the challenging real estate market continued through the fourth quarter of 2008 and into the new year. Bailouts, take-overs, buyouts and stimulus packages have not done much to stop the snowball. There are some positive signs, promises and stimulus packages to come that hopefully will help, and I'm sure that regardless of your political affiliation, we all hope the new administration can start turning things around.

During the fourth quarter, only two (2) Woodside homes sold priced at \$345,000 and \$234,435. This brought the total sales for the year to eleven (11) homes at an average cost of \$365,836. In comparison, 2007 had a total of twelve (12) sales at an average cost of \$376,200. These average costs appear low for Woodside (2006 average cost of 16 sales was \$449,156), but for 2008 they partially reflect the lower than normal short sale (ss) and bank owned (bo) foreclosure sales that have occurred in Woodside. At year end there were ten (10) homes listed for sale priced from \$310,000 to \$995,000. (See the Sale Summary on the reverse side.)

At the time of this report, real estate activity is beginning to increase in the Denver metro area. Interest rates are very low and expected to go lower as the government rolls out more bailout money. The hope is that this activity will spread into our mountain marketplace and help trigger the pent up demand that has been building. Maintaining lower fuel costs will also help our recovery. Your home will sell, if priced right, when buyers hit the market. Remember, in this market even if you sell your home for less than you expected, you will make up the difference by getting a great price on the replacement home you purchase.

Please contact me if I can assist you in any of your real estate needs or questions.

Sincerely,

Dave

Dave Brutout
Broker Associate-Owner
Woodside Resident & Specialist
303-838-2246 (H)

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ACTIVITY**

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<u>Sale Date</u>	SOLDS					
	<u>Sale Price</u>	<u>Unit #</u>	<u>Bed</u>	<u>Bath</u>	<u>Sf</u>	<u>Acres</u>
January	\$400,000(ss)*	4	3	2	3,708	3.9
February	\$339,000(ss)*	2	4	3	3,486	2.7
February	\$292,500(bo)*	2	2	3	2,253	2.0
May	\$720,000	1	3	4	5,115	10.0
June	\$245,000(ss)*	2	4	2	2,056	3.0
June	\$300,000 (bo)*	4	5	3	2,956	5.5
June	\$324,000*	3	4	2	4,005	4.2
July	\$300,000*	2	3	2	2,737	2.2
August	\$410,000*	4	4	4	3,132	6.4
October	\$345,000	4	3	2	1,996	3.9
November	\$234,435(bo)*	3	3	2	2,976	5.4

PROPERTIES FOR SALE						
<u>List Price</u>	<u>Unit#</u>	<u>Bed</u>	<u>Bath</u>	<u>SF</u>	<u>Acres</u>	
\$310,000	2	2	3	2,512	3.0	
\$420,000	4	5	3	2,866	4.7	
\$525,000	4	5	4	3,822	5.9	
\$575,000	1	4	3	5,874	10.0	
\$450,000	1	4	4	5,598	3.7	
\$575,000	3	4	3	4,102	3.8	
\$650,000	3	3	5	3,532	3.5	
\$775,000	5	4	5	4,183	2.6	
\$850,000	4	5	3	4,936	10.2	
\$995,000	1	4	4	5,182	8.0	

The asterisked () properties may have been listed or sold by other companies
Based on information from Metrolist, Inc. for the period 1/1/08 through 12/31/08.*

*Note: This representation is based in whole or in part on data supplied by Metrolist, Inc.
Metrolist does not guarantee nor is in any way responsible for its accuracy. Data
maintained by Metrolist may not reflect all real estate activity in the market.*

If your property is presently listed for sale, this is not intended to be a solicitation.