

December 2016
22655, Stephens City, VA

Sold Summary

	Dec 2016	Dec 2015	% Change
Sold Dollar Volume	\$5,364,006	\$4,600,009	16.61%
Avg Sold Price	\$223,500	\$219,048	2.03%
Median Sold Price	\$221,500	\$219,900	0.73%
Units Sold	24	21	14.29%
Avg Days on Market	54	32	68.75%
Avg List Price for Solds	\$227,255	\$221,944	2.39%
Avg SP to OLP Ratio	96.7%	97.2%	-0.48%
Ratio of Avg SP to Avg OLP	96.6%	96.6%	0.01%
Attached Avg Sold Price	\$157,313	\$155,504	1.16%
Detached Avg Sold Price	\$256,594	\$244,466	4.96%
Attached Units Sold	8	6	33.33%
Detached Units Sold	16	15	6.67%

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	3	1	1	0	0	1
\$150K to \$199,999	0	1	4	0	0	0	0
\$200K to \$299,999	0	0	2	2	5	0	0
\$300K to \$399,999	0	0	2	0	2	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	4	9	3	7	0	1
Avg Sold Price	\$0	\$142,375	\$233,001	\$192,333	\$286,929	\$0	\$112,000
Prev Year - Avg Sold Price	\$156,000	\$107,000	\$191,350	\$200,040	\$274,559	\$0	\$118,900
Avg Sold % Change	0.00%	33.06%	21.77%	-3.85%	4.51%	0.00%	-5.80%
Prev Year - # of Solds	1	2	4	3	10	0	1

Inventory

	Dec 2016	Dec 2015	% Change
Active Listings	97	129	-24.81%
New Listings	23	43	-46.51%
New Under Contracts	13	16	-18.75%
New Contingents	8	12	-33.33%
New Pending	21	28	-25.00%
All Pending	30	41	-26.83%

Financing (Sold)

Assumption	0
Cash	4
Conventional	10
FHA	2
Other	4
Owner	0
VA	4

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	5
21 to 30	3
31 to 60	3
61 to 90	4
91 to 120	1
121 to 180	2
181 to 360	1
361 to 720	0
721+	0

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	3	1	1	0	0	1	1	4	0
\$150K to \$199,999	0	1	4	0	0	0	0	5	1	0
\$200K to \$299,999	0	0	2	2	5	0	0	27	16	0
\$300K to \$399,999	0	0	2	0	2	0	0	28	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	12	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	3	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	4	9	3	7	0	1	76	21	0
Avg Sold Price	\$0	\$142,375	\$233,001	\$192,333	\$286,929	\$0	\$112,000			
Prev Year - Avg Sold Price	\$156,000	\$107,000	\$191,350	\$200,040	\$274,559	\$0	\$118,900			
Avg Sold % Change	0.00%	33.06%	21.77%	-3.85%	4.51%	0.00%	-5.80%			
Prev Year - # of Solds	1	2	4	3	10	0	1			