

January 2017
22655, Stephens City, VA

Sold Summary

	Jan 2017	Jan 2016	% Change
Sold Dollar Volume	\$4,026,000	\$6,473,790	-37.81%
Avg Sold Price	\$223,667	\$231,207	-3.26%
Median Sold Price	\$216,500	\$235,250	-7.97%
Units Sold	18	28	-35.71%
Avg Days on Market	79	64	23.44%
Avg List Price for Solds	\$227,286	\$237,048	-4.12%
Avg SP to OLP Ratio	95.8%	94.5%	1.41%
Ratio of Avg SP to Avg OLP	96.1%	95.4%	0.78%
Attached Avg Sold Price	\$151,450	\$131,071	15.55%
Detached Avg Sold Price	\$281,440	\$264,585	6.37%
Attached Units Sold	8	7	14.29%
Detached Units Sold	10	21	-52.38%

- 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.

Inventory

	Jan 2017	Jan 2016	% Change
Active Listings	88	110	-20.00%
New Listings	26	29	-10.34%
New Under Contracts	13	18	-27.78%
New Contingents	15	13	15.38%
New Pendings	28	31	-9.68%
All Pendings	40	44	-9.09%

Financing (Sold)

Assumption	0
Cash	3
Conventional	8
FHA	1
Other	7
Owner	0
VA	3

Days on Market (Sold)

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

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	1
\$100K to \$149,999	0	1	0	2	0	0	1
\$150K to \$199,999	0	0	0	1	1	0	0
\$200K to \$299,999	0	0	1	2	4	0	0
\$300K to \$399,999	0	0	0	0	3	0	0
\$400K to \$499,999	0	0	0	0	1	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	1	1	5	9	0	2
Avg Sold Price	\$0	\$140,900	\$229,000	\$172,900	\$287,267	\$0	\$103,100
Prev Year - Avg Sold Price	\$0	\$70,000	\$235,817	\$159,875	\$302,943	\$0	\$104,000
Avg Sold % Change	0.00%	101.29%	-2.89%	8.15%	-5.17%	0.00%	-0.87%
Prev Year - # of Solds	0	1	12	4	9	0	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
2	6	0
4	2	0
23	12	0
25	0	0
12	0	0
0	0	0
2	0	0
0	0	0
0	0	0
0	0	0
0	0	0
68	20	0