## February 2017

22655, Stephens City, VA

## Sold Summary

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 5,282,178$ | $\$ 4,607,033$ | $14.65 \%$ |
| Avg Sold Price | $\$ 240,099$ | $\$ 219,383$ | $9.44 \%$ |
| Median Sold Price | $\$ 219,500$ | $\$ 202,500$ | $8.40 \%$ |
| Units Sold | 22 | 21 | $4.76 \%$ |
| Avg Days on Market | 45 | 85 | $-47.06 \%$ |
| Avg List Price for Solds | $\$ 244,595$ | $\$ 226,397$ | $8.04 \%$ |
| Avg SP to OLP Ratio | $96.6 \%$ | $92.1 \%$ | $4.80 \%$ |
| Ratio of Avg SP to Avg OLP | $96.4 \%$ | $93.6 \%$ | $3.06 \%$ |
| Attached Avg Sold Price | $\$ 178,332$ | $\$ 144,447$ | $23.46 \%$ |
| Detached Avg Sold Price | $\$ 282,861$ | $\$ 249,357$ | $13.44 \%$ |
| Attached Units Sold | 9 | 6 | $50.00 \%$ |
| Detached Units Sold | 13 | 15 | $-13.33 \%$ |

## 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

|  | Feb 2017 | Feb 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 95 | 117 | $-18.80 \%$ |
| New Listings | 50 | 35 | $42.86 \%$ |
| New Under Contracts | 16 | 12 | $33.33 \%$ |
| New Contingents | 13 | 11 | $18.18 \%$ |
| New Pendings | 29 | 23 | $26.09 \%$ |
| All Pendings | 41 | 46 | $-10.87 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 11 |
| FHA | 2 |
| Other | 4 |
| Owner | 0 |
| VA | 2 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 3 |
| 21 to 30 | 5 |
| 31 to 60 | 7 |
| 61 to 90 | 0 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$100K to \$149,999 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 6 | 0 |
| \$150K to \$199,999 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 8 | 2 | 0 |
| \$200K to \$299,999 | 1 | 0 | 4 | 5 | 1 | 0 | 0 | 21 | 11 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 28 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 13 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 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 | 1 | 1 | 6 | 7 | 6 | 0 | 1 | 76 | 19 | 0 |
| Avg Sold Price | \$224,000 | \$112,000 | \$268,715 | \$197,284 | \$306,817 | \$0 | \$112,000 |  |  |  |
| Prev Year - Avg Sold Price | \$180,000 | \$95,000 | \$229,400 | \$175,092 | \$299,150 | \$209,000 | \$117,500 |  |  |  |
| Avg Sold \% Change | 24.44\% | 17.89\% | 17.14\% | 12.67\% | 2.56\% | 0.00\% | -4.68\% |  |  |  |
| Prev Year - \# of Solds | 1 | 2 | 9 | 2 | 5 | 1 | 1 |  |  |  |

