

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)

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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	2
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listing			js	
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	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	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%			

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Prev Year - # of Solds