

## **March 2017**

# 22655, Stephens City, VA

## **Sold Summary**

	Mar 2017	Mar 2016	% Change		
Sold Dollar Volume	\$6,067,915	\$6,144,000	-1.24%		
Avg Sold Price	\$216,711	\$236,308	-8.29%		
Median Sold Price	\$213,750	\$226,250	-5.52%		
Units Sold	28	26	7.69%		
Avg Days on Market	71	67	5.97%		
Avg List Price for Solds	\$217,948	\$240,074	-9.22%		
Avg SP to OLP Ratio	98.3%	96.6%	1.76%		
Ratio of Avg SP to Avg OLP	98.4%	96.8%	1.69%		
Attached Avg Sold Price	\$176,433	\$180,308	-2.15%		
Detached Avg Sold Price	\$246,920	\$265,955	-7.16%		
Attached Units Sold	12	9	33.33%		
Detached Units Sold	16	17	-5.88%		

#### 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**

	Mar 2017	Mar 2016	% Change	
Active Listings	84	124	-32.26%	
New Listings	44	70	-37.14%	
New Under Contracts	31	28	10.71%	
New Contingents	22	19	15.79%	
New Pendings	53	47	12.77%	
All Pendings	65	64	1.56%	

#### Financing (Sold)

Assumption	0
Cash	3
Conventional	11
FHA	4
Other	8
Owner	0
VA	3

## Days on Market (Sold)

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

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or 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	1	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	2	0	0	1	1	3	2
\$150K to \$199,999	0	2	4	1	1	0	0	6	0	0
\$200K to \$299,999	0	0	1	5	7	1	0	18	9	0
\$300K to \$399,999	0	0	0	0	1	0	0	24	0	0
\$400K to \$499,999	0	0	1	0	0	0	0	15	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	4	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	2	7	8	9	1	1	70	12	2
Avg Sold Price	\$0	\$155,500	\$214,745	\$185,149	\$271,946	\$215,000	\$110,000			
Prev Year - Avg Sold Price	\$0	\$168,750	\$239,179	\$183,610	\$289,756	\$0	\$0			
Avg Sold % Change	0.00%	-7.85%	-10.22%	0.84%	-6.15%	0.00%	0.00%			

9

8

0

0



Prev Year - # of Solds