April 2017 22655, Stephens City, VA

Sold Summary

	Apr 2017	Apr 2016	% Change	
Sold Dollar Volume	\$9,267,049	\$8,797,745	5.33%	
Avg Sold Price	\$237,617	\$237,777	-0.07%	
Median Sold Price	\$221,000	\$240,228	-8.00%	
Units Sold	39	37	5.41%	
Avg Days on Market	50	58	-13.79%	
Avg List Price for Solds	\$240,047	\$241,905	-0.77%	
Avg SP to OLP Ratio	97.7%	95.7%	2.09%	
Ratio of Avg SP to Avg OLP	97.7%	95.9%	1.89%	
Attached Avg Sold Price	\$154,875	\$160,970	-3.79%	
Detached Avg Sold Price	\$258,969	\$274,644	-5.71%	
Attached Units Sold	8	12	-33.33%	
Detached Units Sold	31	25	24.00%	

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

	Apr 2017	Apr 2016	% Change
Active Listings	88	130	-32.31%
New Listings	47	62	-24.19%
New Under Contracts	17	25	-32.00%
New Contingents	16	34	-52.94%
New Pendings	33	59	-44.07%
All Pendings	55	78	-29.49%

Financing (Sold)

Assumption	0
Cash	11
Conventional	16
FHA	7
Other	7
Owner	0
VA	1

Days on Market (Sold)

0	3
1 to 10	12
11 to 20	7
21 to 30	5
31 to 60	7
61 to 90	2
91 to 120	0
121 to 180	3
181 to 360	2
361 to 720	1
721+	0

Active Detail

Sold Detail

Residential				Condo/Coop		Active Listing	ve Listings		
2 or	Less BR	3	BR	4 or l	More BR	All	Residential		Condo/Coop
Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
0	0	0	0	0	0	0	0	0	0
0	0	1	0	0	0	0	1	0	0
1	0	0	3	0	0	1	1	5	1
0	1	6	1	0	0	0	6	0	0
1	0	8	2	6	0	0	15	8	0
1	0	0	0	6	0	0	31	0	0
0	0	0	0	0	0	0	13	0	0
0	0	0	0	0	0	0	4	0	0
0	0	0	0	1	0	0	3	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
3	1	15	6	13	0	1	74	13	1
\$241,667	\$155,000	\$200,931	\$161,500	\$329,930	\$0	\$115,000			
\$50,000	\$141,967	\$265,286	\$179,974	\$291,712	\$0	\$0			
383.33%	9.18%	-24.26%	-10.26%	13.10%	0.00%	0.00%			
1	6	7	6	17	0	0			
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