## April 2017 <br> 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 |

## 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 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$100K to \$149,999 | 1 | 0 | 0 | 3 | 0 | 0 | 1 | 1 | 5 | 1 |
| \$150K to \$199,999 | 0 | 1 | 6 | 1 | 0 | 0 | 0 | 6 | 0 | 0 |
| \$200K to \$299,999 | 1 | 0 | 8 | 2 | 6 | 0 | 0 | 15 | 8 | 0 |
| \$300K to \$399,999 | 1 | 0 | 0 | 0 | 6 | 0 | 0 | 31 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 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 | 3 | 1 | 15 | 6 | 13 | 0 | 1 | 74 | 13 | 1 |
| Avg Sold Price | \$241,667 | \$155,000 | \$200,931 | \$161,500 | \$329,930 | \$0 | \$115,000 |  |  |  |
| Prev Year - Avg Sold Price | \$50,000 | \$141,967 | \$265,286 | \$179,974 | \$291,712 | \$0 | \$0 |  |  |  |
| Avg Sold \% Change | 383.33\% | 9.18\% | -24.26\% | -10.26\% | 13.10\% | 0.00\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 1 | 6 | 7 | 6 | 17 | 0 | 0 |  |  |  |

