

May 2017
22655, Stephens City, VA

Sold Summary

	May 2017	May 2016	% Change
Sold Dollar Volume	\$8,854,416	\$11,285,543	-21.54%
Avg Sold Price	\$239,309	\$250,790	-4.58%
Median Sold Price	\$259,900	\$236,000	10.13%
Units Sold	37	45	-17.78%
Avg Days on Market	41	33	24.24%
Avg List Price for Solds	\$242,288	\$254,363	-4.75%
Avg SP to OLP Ratio	97.7%	96.3%	1.41%
Ratio of Avg SP to Avg OLP	97.6%	96.7%	0.89%
Attached Avg Sold Price	\$149,578	\$149,778	-0.13%
Detached Avg Sold Price	\$277,271	\$276,043	0.44%
Attached Units Sold	11	9	22.22%
Detached Units Sold	26	36	-27.78%

- 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

	May 2017	May 2016	% Change
Active Listings	84	122	-31.15%
New Listings	51	48	6.25%
New Under Contracts	23	17	35.29%
New Contingents	21	29	-27.59%
New Pendings	44	46	-4.35%
All Pendings	58	78	-25.64%

Financing (Sold)

Assumption	0
Cash	5
Conventional	16
FHA	6
Other	9
Owner	0
VA	4

Days on Market (Sold)

0	3
1 to 10	16
11 to 20	5
21 to 30	3
31 to 60	6
61 to 90	1
91 to 120	2
121 to 180	1
181 to 360	3
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	5	0	2	0	0	1
\$150K to \$199,999	0	1	3	0	1	0	0
\$200K to \$299,999	2	0	6	2	6	0	0
\$300K to \$399,999	0	0	1	0	6	0	0
\$400K to \$499,999	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	6	10	4	14	0	1
Avg Sold Price	\$288,750	\$133,593	\$240,530	\$180,950	\$301,876	\$0	\$120,000
Prev Year - Avg Sold Price	\$310,000	\$128,240	\$218,567	\$176,700	\$304,554	\$0	\$0
Avg Sold % Change	-6.85%	4.17%	10.05%	2.41%	-0.88%	0.00%	0.00%
Prev Year - # of Solds	1	5	12	4	23	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	0	0
0	2	1
5	0	0
18	7	0
35	0	0
6	0	0
5	0	0
4	0	0
0	0	0
0	0	0
0	0	0
0	0	0
74	9	1