

June 2017

22655, Stephens City, VA

Sold Summary

	Jun 2017	Jun 2016	% Change		
Sold Dollar Volume	\$8,814,408	\$10,096,634	-12.70%		
Avg Sold Price	\$220,360	\$234,805	-6.15%		
Median Sold Price	\$216,450	\$226,000	-4.23%		
Units Sold	40	43	-6.98%		
Avg Days on Market	56	25	124.00%		
Avg List Price for Solds	\$223,128	\$238,540	-6.46%		
Avg SP to OLP Ratio	97.4%	97.7%	-0.31%		
Ratio of Avg SP to Avg OLP	100.2%	97.8%	2.44%		
Attached Avg Sold Price	\$173,887	\$147,627	17.79%		
Detached Avg Sold Price	\$251,342	\$264,773	-5.07%		
Attached Units Sold	16	11	45.45%		
Detached Units Sold	24	32	-25.00%		

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

	Jun 2017	Jun 2016	% Change	
Active Listings	105	129	-18.60%	
New Listings	61	48	27.08%	
New Under Contracts	19	16	18.75%	
New Contingents	18	20	-10.00%	
New Pendings	37	36	2.78%	
All Pendings	44	65	-32.31%	

Financing (Sold)

Assumption	0
Cash	4
Conventional	19
FHA	4
Other	9
Owner	0
VA	5

Days on Market (Sold)

0	3
1 to 10	17
11 to 20	6
21 to 30	4
31 to 60	3
61 to 90	3
91 to 120	2
121 to 180	0
181 to 360	1
361 to 720	2
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			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	1	3	1	2	0	0	1	0	3	0
\$150K to \$199,999	1	3	4	0	0	0	0	8	1	0
\$200K to \$299,999	0	0	7	7	4	0	0	24	12	0
\$300K to \$399,999	0	0	0	0	5	0	0	37	0	0
\$400K to \$499,999	0	0	0	0	1	0	0	10	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	4	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	5	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	2	6	12	9	10	0	1	89	16	0
Avg Sold Price	\$140,000	\$144,817	\$209,075	\$198,978	\$324,331	\$0	\$122,500			
Prev Year - Avg Sold Price	\$0	\$163,833	\$249,143	\$136,250	\$278,564	\$195,000	\$119,900			

16.43%

17

0.00%

2.17%



0.00%

0

-11.61%

3

-16.08%

15

46.04%

6

Avg Sold % Change

Prev Year - # of Solds