July 2017 22655, Stephens City, VA

Sold Summary

	Jul 2017	Jul 2016	% Change		
Sold Dollar Volume	\$7,492,357	\$10,750,729	-30.31%		
Avg Sold Price	\$241,689	\$262,213	-7.83%		
Median Sold Price	\$259,000	\$250,000	3.60%		
Units Sold	31	41	-24.39%		
Avg Days on Market	26	53	-50.94%		
Avg List Price for Solds	\$243,623	\$267,251	-8.84%		
Avg SP to OLP Ratio	98.8%	96.4%	2.49%		
Ratio of Avg SP to Avg OLP	98.7%	96.2%	2.61%		
Attached Avg Sold Price	\$174,325	\$192,217	-9.31%		
Detached Avg Sold Price	\$284,235	\$287,878	-1.27%		
Attached Units Sold	12	11	9.09%		
Detached Units Sold	19	30	-36.67%		

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

	Jul 2017	Jul 2016	% Change
Active Listings	93	122	-23.77%
New Listings	45	49	-8.16%
New Under Contracts	19	19	0.00%
New Contingents	24	21	14.29%
New Pendings	43	40	7.50%
All Pendings	56	61	-8.20%

Financing (Sold)

0	
3	
9	
7	
8	
0	
4	
	3 9 7 8

Days on Market (Sold)

0	1
1 to 10	14
11 to 20	6
21 to 30	5
31 to 60	2
61 to 90	0
91 to 120	2
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Active Detail

Sold Detail

	Residential					Condo/Coop Active Listings			js	
	2 or	Less BR	3	BR	4 or l	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	0	2	0	2	0	0	1	1	3	1
\$150K to \$199,999	0	2	3	0	0	0	0	6	1	0
\$200K to \$299,999	0	1	3	4	6	0	0	18	11	0
\$300K to \$399,999	0	0	1	0	6	0	0	33	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	9	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	5	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	5	7	6	12	0	1	77	15	1
Avg Sold Price	\$0	\$165,280	\$241,808	\$191,750	\$308,983	\$0	\$115,000			
Prev Year - Avg Sold Price	\$0	\$174,975	\$231,720	\$203,248	\$325,317	\$195,000	\$0			
Avg Sold % Change	0.00%	-5.54%	4.35%	-5.66%	-5.02%	0.00%	0.00%			
Prev Year - # of Solds	0	4	12	6	18	1	0			