

September 2017
22655, Stephens City, VA

Sold Summary

	Sep 2017	Sep 2016	% Change
Sold Dollar Volume	\$9,960,852	\$8,554,782	16.44%
Avg Sold Price	\$269,212	\$244,422	10.14%
Median Sold Price	\$260,000	\$232,231	11.96%
Units Sold	37	35	5.71%
Avg Days on Market	38	48	-20.83%
Avg List Price for Solds	\$272,721	\$245,488	11.09%
Avg SP to OLP Ratio	96.8%	98.3%	-1.50%
Ratio of Avg SP to Avg OLP	96.1%	98.1%	-2.05%
Attached Avg Sold Price	\$166,567	\$171,629	-2.95%
Detached Avg Sold Price	\$289,079	\$287,437	0.57%
Attached Units Sold	6	13	-53.85%
Detached Units Sold	31	22	40.91%

- 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

	Sep 2017	Sep 2016	% Change
Active Listings	79	119	-33.61%
New Listings	39	38	2.63%
New Under Contracts	27	15	80.00%
New Contingents	13	15	-13.33%
New Pending	40	30	33.33%
All Pending	53	50	6.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	22
FHA	10
Other	6
Owner	0
VA	1

Days on Market (Sold)

0	6
1 to 10	8
11 to 20	6
21 to 30	4
31 to 60	9
61 to 90	5
91 to 120	0
121 to 180	2
181 to 360	1
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	0	0	0	0	0	1
\$150K to \$199,999	1	2	3	1	0	1	0
\$200K to \$299,999	0	0	7	1	6	0	0
\$300K to \$399,999	0	0	3	0	10	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	1	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	1	2	13	2	17	1	1
Avg Sold Price	\$165,000	\$159,000	\$250,438	\$186,250	\$325,927	\$194,000	\$114,900
Prev Year - Avg Sold Price	\$150,000	\$133,700	\$251,650	\$174,789	\$310,914	\$0	\$0
Avg Sold % Change	10.00%	18.92%	-0.48%	6.56%	4.83%	0.00%	0.00%
Prev Year - # of Solds	1	1	6	12	15	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	1	0
1	2	0
3	0	0
24	6	0
29	0	0
6	0	0
4	0	0
2	0	0
0	0	0
0	0	0
0	0	0
0	0	0
70	9	0