

October 2017
22655, Stephens City, VA

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$9,164,024	\$6,417,960	42.79%
Avg Sold Price	\$261,829	\$213,932	22.39%
Median Sold Price	\$245,900	\$203,880	20.61%
Units Sold	35	30	16.67%
Avg Days on Market	33	37	-10.81%
Avg List Price for Solds	\$264,896	\$217,866	21.59%
Avg SP to OLP Ratio	97.4%	96.0%	1.44%
Ratio of Avg SP to Avg OLP	97.6%	96.2%	1.39%
Attached Avg Sold Price	\$181,907	\$167,804	8.40%
Detached Avg Sold Price	\$315,111	\$260,060	21.17%
Attached Units Sold	14	15	-6.67%
Detached Units Sold	21	15	40.00%

- 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

	Oct 2017	Oct 2016	% Change
Active Listings	74	118	-37.29%
New Listings	32	31	3.23%
New Under Contracts	18	21	-14.29%
New Contingents	10	4	150.00%
New Pending	28	25	12.00%
All Pending	44	43	2.33%

Financing (Sold)

Assumption	0
Cash	5
Conventional	20
FHA	3
Other	11
Owner	0
VA	4

Days on Market (Sold)

0	4
1 to 10	14
11 to 20	2
21 to 30	4
31 to 60	11
61 to 90	3
91 to 120	5
121 to 180	0
181 to 360	0
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	3	0	2	0	0	0
\$150K to \$199,999	1	0	1	2	1	0	0
\$200K to \$299,999	0	1	3	6	5	0	0
\$300K to \$399,999	0	0	2	0	5	0	0
\$400K to \$499,999	0	0	0	0	2	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	1	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	4	6	10	14	0	0
Avg Sold Price	\$185,000	\$162,600	\$280,317	\$189,630	\$339,316	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$143,960	\$190,080	\$195,908	\$295,050	\$0	\$115,000
Avg Sold % Change	0.00%	12.95%	47.47%	-3.20%	15.00%	0.00%	0.00%
Prev Year - # of Solds	0	5	5	8	10	0	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	0	0
1	1	0
4	1	0
22	5	0
31	0	0
5	0	0
1	0	0
2	0	0
0	0	0
0	0	0
0	0	0
0	0	0
67	7	0