

November 2017
22655, Stephens City, VA

Sold Summary

	Nov 2017	Nov 2016	% Change
Sold Dollar Volume	\$5,782,703	\$6,446,111	-10.29%
Avg Sold Price	\$222,412	\$247,927	-10.29%
Median Sold Price	\$228,500	\$247,500	-7.68%
Units Sold	26	26	0.00%
Avg Days on Market	40	82	-51.22%
Avg List Price for Solds	\$225,250	\$253,074	-10.99%
Avg SP to OLP Ratio	97.9%	95.7%	2.27%
Ratio of Avg SP to Avg OLP	97.7%	96.6%	1.19%
Attached Avg Sold Price	\$168,309	\$202,250	-16.78%
Detached Avg Sold Price	\$262,087	\$261,631	0.17%
Attached Units Sold	11	6	83.33%
Detached Units Sold	15	20	-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

	Nov 2017	Nov 2016	% Change
Active Listings	72	102	-29.41%
New Listings	24	33	-27.27%
New Under Contracts	11	14	-21.43%
New Contingents	6	10	-40.00%
New Pendings	17	24	-29.17%
All Pendings	29	36	-19.44%

Financing (Sold)

Assumption	0
Cash	7
Conventional	12
FHA	5
Other	7
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	16
11 to 20	2
21 to 30	2
31 to 60	5
61 to 90	2
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	1
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	1	1	0	0	0	0	3
\$150K to \$199,999	1	1	0	2	1	1	0
\$200K to \$299,999	0	0	4	3	5	0	0
\$300K to \$399,999	0	0	1	0	2	0	0
\$400K to \$499,999	0	0	0	0	0	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	2	5	5	8	1	3
Avg Sold Price	\$144,950	\$141,000	\$287,680	\$201,498	\$275,375	\$195,000	\$122,304
Prev Year - Avg Sold Price	\$304,175	\$235,000	\$239,348	\$194,667	\$277,430	\$197,250	\$0
Avg Sold % Change	-52.35%	-40.00%	20.19%	3.51%	-0.74%	-1.14%	0.00%
Prev Year - # of Solds	1	1	9	3	10	2	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
1	0	0
1	2	0
3	1	0
22	8	0
28	0	0
2	0	0
2	0	0
0	0	0
0	0	0
0	0	0
0	0	0
61	11	0