

May 2016

22314, Old Town/Clover, VA

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$64,041,219	\$61,137,326	4.75%
Avg Sold Price	\$703,750	\$719,263	-2.16%
Median Sold Price	\$630,000	\$612,750	2.82%
Units Sold	91	85	7.06%
Avg Days on Market	55	50	10.00%
Avg List Price for Solds	\$713,560	\$728,704	-2.08%
Avg SP to OLP Ratio	98.0%	98.6%	-0.55%
Ratio of Avg SP to Avg OLP	97.7%	98.1%	-0.42%
Attached Avg Sold Price	\$694,244	\$679,989	2.10%
Detached Avg Sold Price	\$790,356	\$1,156,886	-31.68%
Attached Units Sold	82	78	5.13%
Detached Units Sold	9	7	28.57%

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

	May 2016	May 2015	% Change
Active Listings	127	182	-30.22%
New Listings	87	118	-26.27%
New Under Contracts	25	19	31.58%
New Contingents	57	60	-5.00%
New Pendings	82	79	3.80%
All Pendings	112	104	7.69%

Financing (Sold)

Assumption	0
Cash	13
Conventional	62
FHA	2
Other	5
Owner	0
VA	12

Days on Market (Sold)

0	3
1 to 10	4
11 to 20	8
21 to 30	18
31 to 60	32
61 to 90	13
91 to 120	8
121 to 180	5
181 to 360	3
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	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	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7	0	0	9
\$300K to \$399,999	1	1	0	0	0	0	4	0	0	12
\$400K to \$499,999	1	0	0	1	0	0	6	0	0	5
\$500K to \$599,999	0	4	0	1	0	0	12	1	3	9
\$600K to \$799,999	1	6	2	8	0	0	5	2	9	6
\$800K to \$999,999	0	1	1	10	1	4	0	4	16	7
\$1M to \$2,499,999	0	0	0	9	2	0	2	4	29	5
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	0	2
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	3	12	3	29	3	4	37	15	57	55
Avg Sold Price	\$511,667	\$643,867	\$803,733	\$907,389	\$1,055,667	\$879,975	\$523,445			
Prev Year - Avg Sold Price	\$665,000	\$603,486	\$845,800	\$789,345	\$2,025,000	\$1,249,800	\$535,851			
Avg Sold % Change	-23.06%	6.69%	-4.97%	14.95%	-47.87%	-29.59%	-2.32%			
Prev Year - # of Solds	1	16	4	26	2	5	31			

Active Detail