

## January 2018

22314, Old Town/Clover, VA

### Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$34,981,891	\$26,834,975	30.36%
Avg Sold Price	\$685,919	\$654,512	4.80%
Median Sold Price	\$619,900	\$615,000	0.80%
Units Sold	51	41	24.39%
Avg Days on Market	69	72	-4.17%
Avg List Price for Solds	\$702,335	\$683,017	2.83%
Avg SP to OLP Ratio	96.4%	96.4%	0.07%
Ratio of Avg SP to Avg OLP	96.4%	94.0%	2.63%
Attached Avg Sold Price	\$660,894	\$597,948	10.53%
Detached Avg Sold Price	\$1,086,333	\$1,757,500	-38.19%
Attached Units Sold	48	39	23.08%
Detached Units Sold	3	2	50.00%

#### 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

	Jan 2018	Jan 2017	% Change
Active Listings	122	111	9.91%
New Listings	82	71	15.49%
New Under Contracts	25	14	78.57%
New Contingents	51	48	6.25%
New Pendings	76	62	22.58%
All Pendings	86	78	10.26%

### Financing (Sold)

Assumption	0
Cash	6
Conventional	36
FHA	1
Other	2
Owner	0
VA	11

### Days on Market (Sold)

0	1
1 to 10	3
11 to 20	4
21 to 30	4
31 to 60	17
61 to 90	14
91 to 120	4
121 to 180	7
181 to 360	2
361 to 720	0
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	1	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	6	0	0	11
\$300K to \$399,999	0	0	0	0	0	0	3	0	0	7
\$400K to \$499,999	0	0	0	0	0	0	3	0	1	5
\$500K to \$599,999	0	6	0	1	0	0	3	0	4	5
\$600K to \$799,999	1	8	1	1	0	0	4	2	5	9
\$800K to \$999,999	0	0	0	4	0	1	1	3	18	7
\$1M to \$2,499,999	0	0	0	2	1	0	4	2	26	3
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	8	1
\$5,000,000+	0	0	0	0	0	0	0	1	1	0
<b>Total</b>	<b>1</b>	<b>14</b>	<b>1</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>25</b>	<b>10</b>	<b>64</b>	<b>48</b>
Avg Sold Price	\$702,000	\$621,243	\$682,000	\$905,863	\$1,875,000	\$990,000	\$591,544			
Prev Year - Avg Sold Price	\$0	\$753,583	\$0	\$757,750	\$1,757,500	\$1,149,750	\$453,782			
Avg Sold % Change	0.00%	-17.56%	0.00%	19.55%	6.69%	-13.89%	30.36%			
Prev Year - # of Solds	0	6	0	8	2	2	23			

### Active Detail