

January 2019

22314, Old Town/Clover, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$26,636,949	\$34,981,891	-23.86%
Avg Sold Price	\$700,972	\$685,919	2.19%
Median Sold Price	\$651,250	\$619,900	5.06%
Units Sold	38	51	-25.49%
Avg Days on Market	73	69	5.80%
Avg List Price for Solds	\$714,533	\$702,335	1.74%
Avg SP to OLP Ratio	96.7%	96.4%	0.29%
Ratio of Avg SP to Avg OLP	96.1%	96.4%	-0.34%
Attached Avg Sold Price	\$698,026	\$660,894	5.62%
Detached Avg Sold Price	\$810,000	\$1,086,333	-25.44%
Attached Units Sold	37	48	-22.92%
Detached Units Sold	1	3	-66.67%

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 2019	Jan 2018	% Change
Active Listings	72	122	-40.98%
New Listings	67	82	-18.29%
New Under Contracts	43	25	72.00%
New Contingents	16	51	-68.63%
New Pendings	59	76	-22.37%
All Pendings	75	86	-12.79%

Financing (Sold)

Assumption	0
Cash	6
Conventional	25
FHA	1
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	2
21 to 30	4
31 to 60	6
61 to 90	8
91 to 120	9
121 to 180	4
181 to 360	1
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	2	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	3	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	2	1	0	3
\$400K to \$499,999	0	0	0	0	0	0	4	0	1	0
\$500K to \$599,999	0	0	0	0	0	0	7	0	0	2
\$600K to \$799,999	0	4	0	2	0	0	3	0	4	7
\$800K to \$999,999	0	0	1	4	0	1	0	2	6	6
\$1M to \$2,499,999	0	0	0	4	0	1	1	4	23	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	6	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	1	0
Total	0	4	1	10	0	2	21	13	38	21
Avg Sold Price	\$0	\$723,500	\$810,000	\$1,014,450	\$0	\$1,164,500	\$498,069			
Prev Year - Avg Sold Price	\$702,000	\$621,243	\$682,000	\$905,863	\$1,875,000	\$990,000	\$591,544			
Avg Sold % Change	0.00%	16.46%	18.77%	11.99%	0.00%	17.63%	-15.80%			
Prev Year - # of Solds	1	14	1	8	1	1	25			

Active Detail