

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	45	47	-4.26%	
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	10
11 to 20	10
21 to 30	7
31 to 60	15
61 to 90	5
91 to 120	2
121 to 180	5
181 to 360	1
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or N	lore BR	All	Resi	idential	Condo/Coop
Price Ranges	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
Total	1	14	1	8	1	1	25	10	64	48
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			

6.69%

2

-13.89%

2

30.36%

23



0.00%

-17.56%

0.00%

0

19.55%

8

Avg Sold % Change

Prev Year - # of Solds