## 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 | 57 | 45 | $26.67 \%$ |
| 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 | 3 |
| :--- | :--- |
| 1 to 10 | 6 |
| 11 to 20 | 2 |
| 21 to 30 | 6 |
| 31 to 60 | 5 |
| 61 to 90 | 10 |
| 91 to 120 | 6 |
| 121 to 180 | 2 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |

