

July 2016
22205, Westover, VA

Sold Summary

	Jul 2016	Jul 2015	% Change
Sold Dollar Volume	\$20,316,170	\$29,943,900	-32.15%
Avg Sold Price	\$883,312	\$855,540	3.25%
Median Sold Price	\$800,000	\$754,000	6.10%
Units Sold	23	35	-34.29%
Avg Days on Market	19	15	26.67%
Avg List Price for Solds	\$883,257	\$854,294	3.39%
Avg SP to OLP Ratio	99.4%	99.2%	0.16%
Ratio of Avg SP to Avg OLP	99.0%	99.1%	-0.05%
Attached Avg Sold Price	\$0	\$645,000	0%
Detached Avg Sold Price	\$883,312	\$868,300	1.73%
Attached Units Sold	0	2	0%
Detached Units Sold	23	33	-30.30%

- 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

	Jul 2016	Jul 2015	% Change
Active Listings	31	35	-11.43%
New Listings	29	26	11.54%
New Under Contracts	7	9	-22.22%
New Contingents	17	22	-22.73%
New Pendings	24	31	-22.58%
All Pendings	36	34	5.88%

Financing (Sold)

Assumption	0
Cash	4
Conventional	18
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	12
11 to 20	4
21 to 30	2
31 to 60	1
61 to 90	3
91 to 120	1
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	2	0	5	0	3	0	0
\$800K to \$999,999	0	0	4	0	2	0	0
\$1M to \$2,499,999	0	0	2	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	2	0	11	0	10	0	0
Avg Sold Price	\$615,000	\$0	\$806,697	\$0	\$1,021,250	\$0	\$0
Prev Year - Avg Sold Price	\$608,850	\$565,000	\$793,375	\$725,000	\$982,235	\$0	\$0
Avg Sold % Change	1.01%	0.00%	1.68%	0.00%	3.97%	0.00%	0.00%
Prev Year - # of Solds	4	1	12	1	17	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	1
8	0	1
1	0	0
19	0	0
1	0	0
0	0	0
29	0	2