

**February 2015**  
Clarke County, VA

**Sold Summary**

	Feb 2015	Feb 2014	% Change
Sold Dollar Volume	\$1,329,900	\$2,384,997	-44.24%
Avg Sold Price	\$265,980	\$340,714	-21.93%
Median Sold Price	\$210,000	\$250,000	-16.00%
Units Sold	5	7	-28.57%
Avg Days on Market	118	306	-61.44%
Avg List Price for Solds	\$277,260	\$351,871	-21.20%
Avg SP to OLP Ratio	94.1%	88.4%	6.43%
Ratio of Avg SP to Avg OLP	94.7%	68.5%	38.25%
Attached Avg Sold Price	\$0	\$0	0%
Detached Avg Sold Price	\$265,980	\$340,714	-21.93%
Attached Units Sold	0	0	0%
Detached Units Sold	5	7	-28.57%

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**

	Feb 2015	Feb 2014	% Change
Active Listings	82	97	-15.46%
New Listings	10	17	-41.18%
New Under Contracts	4	7	-42.86%
New Contingents	14	8	75.00%
New Pendings	18	15	20.00%
All Pendings	29	23	26.09%

**Financing (Sold)**

Assumption	0
Cash	0
Conventional	2
FHA	2
Other	0
Owner	0
VA	1

**Days on Market (Sold)**

0	0
1 to 10	0
11 to 20	2
21 to 30	0
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	1
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	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	4	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	10	0	0
\$200K to \$299,999	1	0	1	0	0	0	0	9	0	0
\$300K to \$399,999	0	0	0	0	1	0	0	13	0	0
\$400K to \$499,999	0	0	1	0	0	0	0	13	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	4	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	11	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	6	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
<b>Total</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>82</b>	<b>0</b>	<b>0</b>
Avg Sold Price	\$174,950	\$0	\$317,500	\$0	\$345,000	\$0	\$0			
Prev Year - Avg Sold Price	\$359,999	\$0	\$145,000	\$0	\$458,333	\$0	\$0			
Avg Sold % Change	-51.40%	0.00%	118.97%	0.00%	-24.73%	0.00%	0.00%			
Prev Year - # of Solds	2	0	2	0	3	0	0			

**Active Detail**