

February 2015

Shenandoah County, VA

Sold Summary

	Feb 2015	Feb 2014	% Change
Sold Dollar Volume	\$7,695,525	\$5,353,100	43.76%
Avg Sold Price	\$202,514	\$157,444	28.63%
Median Sold Price	\$172,450	\$142,500	21.02%
Units Sold	38	34	11.76%
Avg Days on Market	165	161	2.48%
Avg List Price for Solds	\$212,674	\$165,932	28.17%
Avg SP to OLP Ratio	90.9%	89.6%	1.37%
Ratio of Avg SP to Avg OLP	91.5%	90.2%	1.36%
Attached Avg Sold Price	\$126,800	\$129,467	-2.06%
Detached Avg Sold Price	\$213,986	\$163,439	30.93%
Attached Units Sold	5	6	-16.67%
Detached Units Sold	33	28	17.86%

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	357	401	-10.97%
New Listings	36	73	-50.68%
New Under Contracts	22	21	4.76%
New Contingents	18	21	-14.29%
New Pendings	40	42	-4.76%
All Pendings	87	71	22.54%

Financing (Sold)

Assumption	0
Cash	11
Conventional	13
FHA	5
Other	6
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	2
21 to 30	3
31 to 60	4
61 to 90	0
91 to 120	10
121 to 180	3
181 to 360	9
361 to 720	4
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	1	0	0	0	0	0	0	4	1	1
\$50K to \$99,999	0	0	2	0	0	0	1	27	4	7
\$100K to \$149,999	2	2	3	1	2	0	0	49	15	2
\$150K to \$199,999	0	1	5	0	2	0	0	75	5	0
\$200K to \$299,999	1	0	2	0	9	0	0	82	15	0
\$300K to \$399,999	0	0	0	0	2	0	0	33	0	0
\$400K to \$499,999	0	0	0	0	1	0	0	14	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	7	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	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	4	3	12	1	17	0	1	307	40	10
Avg Sold Price	\$127,500	\$145,000	\$157,342	\$115,000	\$274,319	\$0	\$84,000			
Prev Year - Avg Sold Price	\$92,580	\$138,725	\$152,053	\$110,950	\$254,750	\$0	\$0			
Avg Sold % Change	37.72%	4.52%	3.48%	3.65%	7.68%	0.00%	0.00%			
Prev Year - # of Solds	5	4	17	2	6	0	0			

Active Detail