

February 2015

Warren County, VA

Sold Summary

	Feb 2015	Feb 2014	% Change
Sold Dollar Volume	\$6,257,900	\$5,365,960	16.62%
Avg Sold Price	\$195,559	\$178,865	9.33%
Median Sold Price	\$184,000	\$154,500	19.09%
Units Sold	32	30	6.67%
Avg Days on Market	109	70	55.71%
Avg List Price for Solds	\$197,194	\$183,770	7.30%
Avg SP to OLP Ratio	92.8%	93.9%	-1.22%
Ratio of Avg SP to Avg OLP	94.2%	91.6%	2.85%
Attached Avg Sold Price	\$86,500	\$170,000	-49.12%
Detached Avg Sold Price	\$202,830	\$179,171	13.20%
Attached Units Sold	2	1	100.00%
Detached Units Sold	30	29	3.45%

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	259	309	-16.18%
New Listings	70	56	25.00%
New Under Contracts	29	23	26.09%
New Contingents	21	25	-16.00%
New Pendings	50	48	4.17%
All Pendings	84	88	-4.55%

Financing (Sold)

Assumption	0
Cash	4
Conventional	12
FHA	6
Other	7
Owner	2
VA	1

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	1
21 to 30	3
31 to 60	4
61 to 90	2
91 to 120	2
121 to 180	6
181 to 360	4
361 to 720	2
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	3	1	2	1	0	0	0	15	1	0
\$100K to \$149,999	2	0	5	0	0	0	0	20	5	0
\$150K to \$199,999	1	0	3	0	1	0	0	54	3	0
\$200K to \$299,999	0	0	5	0	3	0	0	79	0	0
\$300K to \$399,999	0	0	1	0	3	0	0	44	0	0
\$400K to \$499,999	0	0	1	0	0	0	0	20	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	10	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	3	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	6	1	17	1	7	0	0	250	9	0
Avg Sold Price	\$114,650	\$93,000	\$198,571	\$80,000	\$288,757	\$0	\$0			
Prev Year - Avg Sold Price	\$93,900	\$0	\$195,384	\$170,000	\$207,800	\$0	\$0			
Avg Sold % Change	22.10%	0.00%	1.63%	-52.94%	38.96%	0.00%	0.00%			
Prev Year - # of Solds	5	0	21	1	3	0	0			

Active Detail