

## February 2015

## Winchester City, VA

## Sold Summary

	Feb 2015	Feb 2014	% Change
Sold Dollar Volume	\$2,890,300	\$3,817,275	-24.28%
Avg Sold Price	\$222,331	\$224,546	-0.99%
Median Sold Price	\$261,900	\$150,000	74.60%
Units Sold	13	17	-23.53%
Avg Days on Market	125	88	42.05%
Avg List Price for Solds	\$237,654	\$231,159	2.81%
Avg SP to OLP Ratio	86.1%	93.0%	-7.39%
Ratio of Avg SP to Avg OLP	87.9%	93.7%	-6.16%
Attached Avg Sold Price	\$0	\$137,500	0%
Detached Avg Sold Price	\$222,331	\$236,152	-5.85%
Attached Units Sold	0	2	0%
Detached Units Sold	13	15	-13.33%

## 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	99	110	-10.00%
New Listings	28	37	-24.32%
New Under Contracts	12	8	50.00%
New Contingents	10	12	-16.67%
New Pendings	22	20	10.00%
All Pendings	38	31	22.58%

## Financing (Sold)

Assumption	0
Cash	3
Conventional	8
FHA	2
Other	0
Owner	0
VA	0

## Days on Market (Sold)

0	0
1 to 10	1
11 to 20	0
21 to 30	3
31 to 60	0
61 to 90	1
91 to 120	1
121 to 180	4
181 to 360	3
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	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	0	0	0
\$50K to \$99,999	1	0	0	0	0	0	0	5	1	0
\$100K to \$149,999	0	0	1	0	0	0	0	10	3	0
\$150K to \$199,999	1	0	0	0	0	0	0	12	5	0
\$200K to \$299,999	1	0	3	0	3	0	0	19	7	0
\$300K to \$399,999	0	0	2	0	0	0	0	23	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	7	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	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	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>83</b>	<b>16</b>	<b>0</b>
Avg Sold Price	\$129,100	\$0	\$256,500	\$0	\$278,300	\$0	\$0			
Prev Year - Avg Sold Price	\$112,450	\$137,500	\$197,625	\$0	\$322,333	\$0	\$0			
Avg Sold % Change	14.81%	0.00%	29.79%	0.00%	-13.66%	0.00%	0.00%			
Prev Year - # of Solds	2	2	7	0	6	0	0			

## Active Detail