

November 2017

Frederick County, VA

Sold Summary

	Nov 2017	Nov 2016	% Change
Sold Dollar Volume	\$25,176,817	\$28,269,190	-10.94%
Avg Sold Price	\$254,311	\$254,677	-0.14%
Median Sold Price	\$242,000	\$245,000	-1.22%
Units Sold	99	111	-10.81%
Avg Days on Market	56	113	-50.44%
Avg List Price for Solds	\$257,525	\$259,228	-0.66%
Avg SP to OLP Ratio	97.1%	95.8%	1.37%
Ratio of Avg SP to Avg OLP	96.7%	96.1%	0.59%
Attached Avg Sold Price	\$198,468	\$184,847	7.37%
Detached Avg Sold Price	\$269,346	\$267,306	0.76%
Attached Units Sold	21	17	23.53%
Detached Units Sold	78	94	-17.02%

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

	Nov 2017	Nov 2016	% Change
Active Listings	405	440	-7.95%
New Listings	124	128	-3.13%
New Under Contracts	58	45	28.89%
New Contingents	39	60	-35.00%
New Pendings	97	105	-7.62%
All Pendings	160	177	-9.60%

Financing (Sold)

Assumption	0
Cash	10
Conventional	47
FHA	16
Other	20
Owner	1
VA	5

Days on Market (Sold)

0	11
1 to 10	26
11 to 20	10
21 to 30	8
31 to 60	11
61 to 90	14
91 to 120	4
121 to 180	7
181 to 360	7
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	1	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	4	0	0
\$100K to \$149,999	4	1	4	0	0	0	3	9	2	1
\$150K to \$199,999	2	1	7	3	4	1	0	22	3	0
\$200K to \$299,999	1	0	15	12	17	0	0	94	25	0
\$300K to \$399,999	1	0	5	0	9	0	0	139	2	0
\$400K to \$499,999	0	0	2	0	5	0	0	52	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	24	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	17	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	7	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	8	2	34	15	36	1	3	372	32	1
Avg Sold Price	\$180,988	\$141,000	\$241,263	\$221,594	\$315,504	\$195,000	\$122,304			
Prev Year - Avg Sold Price	\$155,985	\$185,750	\$249,709	\$189,036	\$309,807	\$193,833	\$110,000			
Avg Sold % Change	16.03%	-24.09%	-3.38%	17.22%	1.84%	0.60%	11.19%			
Prev Year - # of Solds	8	2	46	11	40	3	1			

Active Detail