

**September 2020**  
Orange County, VA

**Sold Summary**

|                            | Sep 2020     | Sep 2019     | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$26,251,374 | \$17,061,900 | 53.86%   |
| Avg Sold Price             | \$326,163    | \$284,365    | 14.70%   |
| Median Sold Price          | \$290,250    | \$247,500    | 17.27%   |
| Units Sold                 | 80           | 60           | 33.33%   |
| Avg Days on Market         | 22           | 61           | -63.93%  |
| Avg List Price for Solds   | \$328,142    | \$289,060    | 13.52%   |
| Avg SP to OLP Ratio        | 98.7%        | 96.5%        | 2.22%    |
| Ratio of Avg SP to Avg OLP | 98.7%        | 95.9%        | 2.89%    |
| Attached Avg Sold Price    | \$204,775    | \$199,000    | 2.90%    |
| Detached Avg Sold Price    | \$332,552    | \$287,309    | 15.75%   |
| Attached Units Sold        | 4            | 2            | 100.00%  |
| Detached Units Sold        | 76           | 58           | 31.03%   |

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**

|                     | Sep 2020 | Sep 2019 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 87       | 206      | -57.77%  |
| New Listings        | 74       | 91       | -18.68%  |
| New Under Contracts | 0        | 32       | 0%       |
| New Contingents     | 0        | 30       | 0%       |
| New Pending         | 66       | 62       | 6.45%    |
| All Pending         | 98       | 83       | 18.07%   |

**Financing (Sold)**

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 11 |
| Conventional | 36 |
| FHA          | 14 |
| Other        | 2  |
| Owner        | 0  |
| VA           | 5  |

**Days on Market (Sold)**

|            |    |
|------------|----|
| 0          | 2  |
| 1 to 10    | 53 |
| 11 to 20   | 6  |
| 21 to 30   | 2  |
| 31 to 60   | 6  |
| 61 to 90   | 3  |
| 91 to 120  | 5  |
| 121 to 180 | 2  |
| 181 to 360 | 1  |
| 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                 | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$50K to \$99,999          | 0            | 0           | 1         | 0           | 0            | 0           | 0          | 2               | 1           | 0          |
| \$100K to \$149,999        | 0            | 0           | 0         | 0           | 2            | 0           | 0          | 0               | 0           | 0          |
| \$150K to \$199,999        | 2            | 0           | 0         | 1           | 1            | 0           | 0          | 5               | 0           | 0          |
| \$200K to \$299,999        | 0            | 0           | 28        | 2           | 9            | 1           | 0          | 16              | 2           | 0          |
| \$300K to \$399,999        | 0            | 0           | 11        | 0           | 9            | 0           | 0          | 18              | 0           | 0          |
| \$400K to \$499,999        | 0            | 0           | 2         | 0           | 5            | 0           | 0          | 17              | 0           | 0          |
| \$500K to \$599,999        | 0            | 0           | 1         | 0           | 1            | 0           | 0          | 5               | 0           | 0          |
| \$600K to \$799,999        | 0            | 0           | 0         | 0           | 2            | 0           | 0          | 9               | 0           | 0          |
| \$800K to \$999,999        | 0            | 0           | 0         | 0           | 1            | 0           | 0          | 3               | 0           | 0          |
| \$1M to \$2,499,999        | 0            | 0           | 0         | 0           | 1            | 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          | 1               | 0           | 0          |
| <b>Total</b>               | <b>2</b>     | <b>0</b>    | <b>43</b> | <b>3</b>    | <b>31</b>    | <b>1</b>    | <b>0</b>   | <b>84</b>       | <b>3</b>    | <b>0</b>   |
| Avg Sold Price             | \$158,750    | \$0         | \$293,718 | \$200,033   | \$397,630    | \$219,000   | \$0        |                 |             |            |
| Prev Year - Avg Sold Price | \$336,000    | \$0         | \$268,861 | \$199,000   | \$331,538    | \$0         | \$0        |                 |             |            |
| Avg Sold % Change          | -52.75%      | 0.00%       | 9.25%     | 0.52%       | 19.93%       | 0.00%       | 0.00%      |                 |             |            |
| Prev Year - # of Solds     | 1            | 0           | 41        | 2           | 16           | 0           | 0          |                 |             |            |

**Active Detail**