

August 2023

Warren County, VA

Sold Summary

	Aug 2023	Aug 2022	% Change
Sold Dollar Volume	\$23,200,576	\$22,209,877	4.46%
Avg Sold Price	\$400,849	\$381,906	4.96%
Median Sold Price	\$386,500	\$360,250	7.29%
Units Sold	58	58	0.00%
Avg Days on Market	34	24	41.67%
Avg List Price for Solds	\$400,009	\$382,928	4.46%
Avg SP to OLP Ratio	99.0%	98.2%	0.85%
Ratio of Avg SP to Avg OLP	98.4%	98.3%	0.11%
Attached Avg Sold Price	\$261,666	\$186,600	40.23%
Detached Avg Sold Price	\$408,441	\$392,559	4.05%
Attached Units Sold	3	3	0.00%
Detached Units Sold	55	55	0.00%

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

	Aug 2023	Aug 2022	% Change
Active Listings	88	118	-25.42%
New Listings	72	71	1.41%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	55	69	-20.29%
All Pendings	69	101	-31.68%

Financing (Sold)

Assumption	0
Cash	9
Conventional	30
FHA	8
Other	2
Owner	0
VA	7

Days on Market (Sold)

0	0
1 to 10	30
11 to 20	8
21 to 30	5
31 to 60	1
61 to 90	6
91 to 120	4
121 to 180	1
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	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	1	0	0	0	0	0	0	0
\$200K to \$299,999	2	1	6	1	0	0	0	7	1	0
\$300K to \$399,999	0	0	13	1	6	0	0	22	1	0
\$400K to \$499,999	1	0	15	0	1	0	0	24	4	0
\$500K to \$599,999	0	0	5	0	3	0	0	14	0	0
\$600K to \$799,999	0	0	1	0	0	0	0	10	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	1	0	0	3	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
Total	3	1	41	2	11	0	0	82	6	0
Avg Sold Price	\$306,706	\$205,000	\$395,210	\$290,000	\$485,500	\$0	\$0			
Prev Year - Avg Sold Price	\$297,625	\$186,600	\$420,586	\$0	\$383,401	\$0	\$0			
Avg Sold % Change	3.05%	9.86%	-6.03%	0.00%	26.63%	0.00%	0.00%			
Prev Year - # of Solds	8	3	32	0	15	0	0			

Active Detail