



Residential Stats - Analysis Detail Report

Closed 8 LISTINGS

	Price when initially entered					Price at time of sale					DOM	CDOM	Age
	Closed Price - Concession	=	Net Price	/	Orig. Price = % Of	Closed Price - Concession	=	Net Price / List Price = % Of					
20380 Roslindale Dr	\$829,990	\$7,707	\$822,283	\$850,000.00	96.74	\$829,990	\$7,707	\$822,283	\$829,990	99.07	39	151	1
20431 Codman Dr	\$570,000	\$12,698	\$557,302	\$599,900.00	92.90	\$570,000	\$12,698	\$557,302	\$574,900	96.94	39	39	7
20281 Savin Hill Dr	\$694,091	\$10,207	\$683,884	\$699,091.00	97.82	\$694,091	\$10,207	\$683,884	\$699,091	97.82	27	27	1
20299 Savin Hill Dr	\$731,385	\$12,000	\$719,385	\$731,385.00	98.36	\$731,385	\$12,000	\$719,385	\$731,385	98.36	0	0	0
20389 Savin Hill Dr	\$810,000	\$0	\$810,000	\$809,900.00	100.01	\$810,000	\$0	\$810,000	\$809,900	100.01	6	6	6
44536 Stepney Dr	\$804,500	\$0	\$804,500	\$809,900.00	99.33	\$804,500	\$0	\$804,500	\$809,900	99.33	25	68	6
20458 Codman Dr	\$820,000	\$0	\$820,000	\$824,900.00	99.41	\$820,000	\$0	\$820,000	\$824,900	99.41	25	25	5
44596 Wellsboro Dr	\$820,000	\$0	\$820,000	\$839,000.00	97.74	\$820,000	\$0	\$820,000	\$839,000	97.74	3	3	6
Low	\$570,000	\$0	\$557,302	\$599,900	92.90	\$570,000	\$0	\$557,302	\$574,900	96.94	0	0	0
High	\$829,990	\$12,698	\$822,283	\$850,000	100.01	\$829,990	\$12,698	\$822,283	\$839,000	100.01	39	0	7
Median	\$807,250	\$3,854	\$807,250	\$809,900	98.09	\$807,250	\$3,854	\$807,250	\$809,900	98.72	25	26	6
Average	\$759,996	\$5,327	\$754,669	\$770,510	97.79	\$759,996	\$5,327	\$754,669	\$764,883	98.59	21	40	4



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Pending 1 LISTING

	List Price	Orig. Price	= % of	DOM	CDOM	Age
20417 Savin Hill Dr	\$815,000	\$815,000	100.00	50	50	6
Low	\$815,000	\$815,000	100.00	50	50	6
High	\$815,000	\$815,000	100.00	50	50	6
Median	\$815,000	\$815,000	100.00	50	50	6
Average	\$815,000	\$815,000	100.00	50	50	6

Report Totals Properties: 9

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$574,900	\$599,900	92.90	\$570,000	\$0	\$557,302	0	0	0
High	\$839,000	\$850,000	100.01	\$829,990	\$12,698	\$822,283	50	151	7
Median	\$809,900	\$809,900	98.09	\$807,250	\$0	\$807,250	25	27	6
Average	\$770,452	\$775,453	97.79	\$759,996	\$4,735	\$754,669	24	41	4



Fannie Mae 1004MC Statistics Detail

Prepared By: Kevin Canto

Listings as of 08/14/20 at 12:10 pm

Property Type is 'Residential' Status is one of 'Coming Soon', 'Active', 'Active Under Contract', 'Pending' Status is 'Closed' Status Contractual Search Date is 08/14/2020 to 02/16/2020 Latitude, Longitude is around 39.05, -77.46

Residential Sale

Closed

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO398708	20380 Roslindale Dr	2,900		\$286	02/19/2020	39	\$829,990	\$829,990	100.00
VALO406106	20431 Codman Dr	2,304		\$247	06/12/2020	39	\$574,900	\$570,000	99.15
VALO400350	20281 Savin Hill Dr	2,690		\$258	02/18/2020	27	\$699,091	\$694,091	99.28
VALO409028	20299 Savin Hill Dr	2,732		\$268	04/13/2020	0	\$731,385	\$731,385	100.00
VALO401112	20389 Savin Hill Dr	2,900		\$279	02/24/2020	6	\$809,900	\$810,000	100.01
VALO410726	44536 Stepney Dr	2,900		\$277	07/28/2020	25	\$809,900	\$804,500	99.33
VALO407160	20458 Codman Dr	2,730		\$300	05/27/2020	25	\$824,900	\$820,000	99.41
VALO401928	44596 Wellsboro Dr	3,100		\$265	02/18/2020	3	\$839,000	\$820,000	97.74

Pending

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO413280	20417 Savin Hill Dr	2,988		\$273	06/11/2020	50	\$815,000	\$815,000

Inventory Analysis	Prior 7-12 Months (08/15/2019-02/12/2020)	Prior 4-6 Months (02/13/2020-05/14/2020)	Current - 3 Months (05/15/2020-08/14/2020)
Total # of Comparable Sales (Settled)	0	5	3
Absorption Rate (Total Sales/Months)	0.00	1.67	1.00
Total # of Comparable Active Listings	0	0	0
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	0.00
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$810,000	\$804,500
Median Comparable Sales DOM	0	6	25
Median Comparable List Price (Listings Only)	\$0	\$0	\$0
Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	0.00%	100.00%	99.33%

*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.



Fannie Mae 1004MC Statistics Summary

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Median Comparable Sale Price	\$0	\$810,000	\$804,500
Median Comparable Sales DOM	0	6	25
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Median Comparable Listings DOM (Listings Only)	0	0	0
Median Sale Price / Median List Price %	0.00%	100.00%	99.33%

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