



**Residential Stats - Analysis Detail Report**

**Active 4 LISTINGS**

	List Price	Orig. Price	= % of	DOM	CDOM	Age
20649 Duxbury Ter	\$625,000	\$625,000	100.00	1	1	6
20737 Jennifer Ann Dr	\$759,000	\$769,000	98.70	23	23	7
20601 Exchange St	\$895,000	\$995,000	89.95	17	17	8
20632 Duxbury Ter	\$684,900	\$689,900	99.28	18	18	6
<b>Low</b>	<b>\$625,000</b>	<b>\$625,000</b>	<b>89.95</b>	<b>1</b>	<b>1</b>	<b>6</b>
<b>High</b>	<b>\$895,000</b>	<b>\$995,000</b>	<b>100.00</b>	<b>23</b>	<b>23</b>	<b>8</b>
<b>Median</b>	<b>\$721,950</b>	<b>\$729,450</b>	<b>98.99</b>	<b>18</b>	<b>18</b>	<b>7</b>
<b>Average</b>	<b>\$740,975</b>	<b>\$769,725</b>	<b>96.98</b>	<b>15</b>	<b>15</b>	<b>7</b>

**Closed 16 LISTINGS**

	Price when initially entered					Price at time of sale							
	Closed Price - Concession	=	Net Price	/	Orig. Price = % Of	Closed Price - Concession	=	Net Price /	List Price =	% Of	DOM	CDOM	Age
44699 Collingdale Ter	\$620,000	\$0	\$620,000	\$629,900.00	98.43	\$620,000	\$0	\$620,000	\$629,900	98.43	19	19	7
44664 Collingdale Ter	\$639,000	\$8,000	\$631,000	\$649,900.00	97.09	\$639,000	\$8,000	\$631,000	\$639,900	98.61	26	26	7
20800 Duxbury Ter	\$485,000	\$10,000	\$475,000	\$475,000.00	100.00	\$485,000	\$10,000	\$475,000	\$475,000	100.00	1	1	7
44734 Maynard Sq	\$639,989	\$10,500	\$629,489	\$639,989.00	98.36	\$639,989	\$10,500	\$629,489	\$639,989	98.36	1	1	8
20622 Duxbury Ter	\$670,000	\$0	\$670,000	\$675,000.00	99.26	\$670,000	\$0	\$670,000	\$675,000	99.26	25	25	6
44695 Plympton Sq	\$684,900	\$10,000	\$674,900	\$684,900.00	98.54	\$684,900	\$10,000	\$674,900	\$684,900	98.54	5	5	8
20673 Holyoke Dr	\$685,000	\$400	\$684,600	\$699,989.00	97.80	\$685,000	\$400	\$684,600	\$684,989	99.94	49	49	6
20736 Jennifer Ann Dr	\$750,000	\$0	\$750,000	\$779,900.00	96.17	\$750,000	\$0	\$750,000	\$779,900	96.17	31	31	7
20675 Exchange St	\$790,000	\$0	\$790,000	\$799,900.00	98.76	\$790,000	\$0	\$790,000	\$799,900	98.76	1	1	8
44761 Malden Pl	\$874,000	\$4,000	\$870,000	\$869,995.00	100.00	\$874,000	\$4,000	\$870,000	\$869,995	100.00	37	37	5
20609 Exchange St	\$895,000	\$4,475	\$890,525	\$895,000.00	99.50	\$895,000	\$4,475	\$890,525	\$895,000	99.50	2	2	8
44670 Collingdale Ter	\$665,000	\$500	\$664,500	\$679,900.00	97.73	\$665,000	\$500	\$664,500	\$679,900	97.73	63	63	7
44715 Plympton Sq	\$675,000	\$11,000	\$664,000	\$698,000.00	95.13	\$675,000	\$11,000	\$664,000	\$675,000	98.37	42	42	8
20668 Duxbury Ter	\$688,000	\$7,000	\$681,000	\$699,999.00	97.29	\$688,000	\$7,000	\$681,000	\$699,999	97.29	6	6	6
44749 Malden Pl	\$877,000	\$0	\$877,000	\$875,000.00	100.23	\$877,000	\$0	\$877,000	\$875,000	100.23	7	7	5
20620 Holyoke Dr	\$875,000	\$2,000	\$873,000	\$875,000.00	99.77	\$875,000	\$2,000	\$873,000	\$875,000	99.77	7	7	6



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Low	\$485,000	\$0	\$475,000	\$475,000	95.13	\$485,000	\$0	\$475,000	\$475,000	96.17	1	1	5
High	\$895,000	\$11,000	\$890,525	\$895,000	100.23	\$895,000	\$11,000	\$890,525	\$895,000	100.23	63	1	8
Median	\$684,950	\$3,000	\$677,950	\$698,995	98.48	\$684,950	\$3,000	\$677,950	\$684,945	98.69	13	13	7
Average	\$719,556	\$4,242	\$715,313	\$726,711	98.38	\$719,556	\$4,242	\$715,313	\$723,711	98.81	20	20	7

**Pending 1 LISTING**

	List Price	Orig. Price	= % of	DOM	CDOM	Age
44725 Malden Pl	\$855,000	\$855,000	100.00	1	1	5
Low	\$855,000	\$855,000	100.00	1	1	5
High	\$855,000	\$855,000	100.00	1	1	5
Median	\$855,000	\$855,000	100.00	1	1	5
Average	\$855,000	\$855,000	100.00	1	1	5



**Residential Stats - Analysis Detail Report**

**Active Under Co 2 LISTINGS**

List Price / Orig. Price = % of DOM CDOM Age

**Active Under Co 2 LISTINGS**

	Price when initially entered				Price at time of sale							
	Net Price	Orig. Price	% Of	DOM	CDOM	Age	Closed Price - Concession	Net Price / List Price	% Of	DOM	CDOM	Age
44663 Collingdale Ter	\$680,000	\$680,000	100.00	11	31	7						
44663 Collingdale Ter	\$0	\$680,000.00					\$0	\$680,000		11	31	7
20699 Jennifer Ann Dr	\$793,999	\$799,900	99.26	39	39	8						
20699 Jennifer Ann Dr	\$0	\$799,900.00					\$0	\$793,999		39	39	8
<b>Low</b>	<b>\$0</b>	<b>\$680,000</b>					<b>\$0</b>	<b>\$680,000</b>		<b>11</b>	<b>31</b>	<b>7</b>
<b>High</b>	<b>\$0</b>	<b>\$799,900</b>					<b>\$0</b>	<b>\$793,999</b>		<b>39</b>	<b>31</b>	<b>8</b>
<b>Median</b>	<b>\$0</b>	<b>\$739,950</b>					<b>\$0</b>	<b>\$737,000</b>		<b>25</b>	<b>35</b>	<b>8</b>
<b>Average</b>	<b>\$0</b>	<b>\$739,950</b>					<b>\$0</b>	<b>\$737,000</b>		<b>25</b>	<b>35</b>	<b>8</b>

<b>Low</b>	<b>\$680,000</b>	<b>\$680,000</b>	<b>99.26</b>	<b>11</b>	<b>31</b>	<b>7</b>
<b>High</b>	<b>\$793,999</b>	<b>\$799,900</b>	<b>100.00</b>	<b>39</b>	<b>39</b>	<b>8</b>
<b>Median</b>	<b>\$737,000</b>	<b>\$739,950</b>	<b>99.63</b>	<b>25</b>	<b>35</b>	<b>8</b>
<b>Average</b>	<b>\$737,000</b>	<b>\$739,950</b>	<b>99.63</b>	<b>25</b>	<b>35</b>	<b>8</b>

**Report Totals Properties: 23**

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
<b>Low</b>	<b>\$475,000</b>	<b>\$475,000</b>	<b>95.13</b>	<b>\$485,000</b>	<b>\$0</b>	<b>\$475,000</b>	<b>1</b>	<b>1</b>	<b>5</b>
<b>High</b>	<b>\$895,000</b>	<b>\$995,000</b>	<b>100.23</b>	<b>\$895,000</b>	<b>\$11,000</b>	<b>\$890,525</b>	<b>63</b>	<b>63</b>	<b>8</b>
<b>Median</b>	<b>\$684,989</b>	<b>\$699,989</b>	<b>98.48</b>	<b>\$684,950</b>	<b>\$0</b>	<b>\$677,950</b>	<b>17</b>	<b>18</b>	<b>7</b>
<b>Average</b>	<b>\$733,577</b>	<b>\$740,921</b>	<b>98.38</b>	<b>\$719,556</b>	<b>\$2,951</b>	<b>\$715,313</b>	<b>19</b>	<b>20</b>	<b>7</b>



## Fannie Mae 1004MC Statistics Detail

Prepared By: Kevin Canto

Listings as of 08/14/20 at 12:15 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 39.04, -77.45

### Residential Sale

#### Active

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO418952	20649 Duxbury Ter	2,340		\$267	08/14/2020	1	\$625,000	\$625,000
VALO416050	20737 Jennifer Ann Dr	2,573		\$295	07/23/2020	23	\$769,000	\$759,000
VALO417470	20601 Exchange St	3,270		\$274	07/28/2020	17	\$995,000	\$895,000
VALO417440	20632 Duxbury Ter	3,376		\$203	07/28/2020	18	\$689,900	\$684,900

#### Active Under Contract

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO417636	44663 Collingdale Ter	3,298		\$206	07/30/2020	11	\$680,000	\$680,000
VALO413602	20699 Jennifer Ann Dr	3,086		\$257	06/19/2020	39	\$799,900	\$793,999

#### Closed

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO408476	44699 Collingdale Ter	2,812		\$220	06/03/2020	19	\$629,900	\$620,000	98.43
VALO402380	44664 Collingdale Ter	2,768		\$231	04/03/2020	26	\$639,900	\$639,000	99.86
VALO407246	20800 Duxbury Ter	1,800		\$269	05/01/2020	1	\$475,000	\$485,000	102.11
VALO407408	44734 Maynard Sq	2,812		\$228	05/01/2020	1	\$639,989	\$639,989	100.00
VALO409462	20622 Duxbury Ter	3,376		\$198	07/15/2020	25	\$675,000	\$670,000	99.26
VALO406324	44695 Plympton Sq	3,462		\$198	04/30/2020	5	\$684,900	\$684,900	100.00
VALO406658	20673 Holyoke Dr	2,144		\$320	06/24/2020	49	\$684,989	\$685,000	100.00
VALO411360	20736 Jennifer Ann Dr	2,648		\$283	07/21/2020	31	\$779,900	\$750,000	96.17
VALO403466	20675 Exchange St	3,086		\$256	04/03/2020	1	\$799,900	\$790,000	98.76
VALO406040	44761 Malden PI	3,614		\$242	06/11/2020	37	\$869,995	\$874,000	100.46
VALO409472	20609 Exchange St	3,880		\$231	06/24/2020	2	\$895,000	\$895,000	100.00
VALO408264	44670 Collingdale Ter	3,298		\$202	06/19/2020	63	\$679,900	\$665,000	97.81
VALO404698	44715 Plympton Sq	3,384		\$199	06/04/2020	42	\$675,000	\$675,000	100.00
VALO410412	20668 Duxbury Ter	3,374		\$204	06/17/2020	6	\$699,999	\$688,000	98.29
VALO403854	44749 Malden PI	3,614		\$243	03/30/2020	7	\$875,000	\$877,000	100.23
VALO413664	20620 Holyoke Dr	3,629		\$241	07/31/2020	7	\$875,000	\$875,000	100.00

#### Pending

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO412534	44725 Malden PI	3,428		\$249	06/04/2020	1	\$855,000	\$855,000



## Fannie Mae 1004MC Statistics Detail

Prepared By: Kevin Canto

Listings as of 08/14/20 at 12:15 pm

<b>Inventory Analysis</b>	<b>Prior 7-12 Months (08/15/2019-02/12/2020)</b>	<b>Prior 4-6 Months (02/13/2020-05/14/2020)</b>	<b>Current - 3 Months (05/15/2020-08/14/2020)</b>
Total # of Comparable Sales (Settled)	0	6	10
Absorption Rate (Total Sales/Months)	0.00	2.00	3.33
Total # of Comparable Active Listings	0	1	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.50	1.20
<b>Median Sale &amp; List Price DOM</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	\$0	\$662,445	\$686,500
Median Comparable Sales DOM	0	3	28
Median Comparable List Price (Listings Only)	\$0	\$679,900	\$721,950
Median Comparable Listings DOM (Listings Only)	0	63	18
Median Sale Price / Median List Price %	0.00%	100.00%	99.63%

\*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

Prepared By: Kevin Canto

Listings as of 08/14/20 at 12:15 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 39.04, -77.45

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	6	10
Absorption Rate (Total Sales/Months)	0.00	2.00	3.33
Total # of Comparable Active Listings	0	1	4
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.50	1.20
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$662,445	\$686,500
Median Comparable Sales DOM	0	3	28
Median Comparable List Price (Listings Only)	\$0	\$679,900	\$721,950
Median Comparable Listings DOM (Listings Only)	0	63	18
Median Sale Price / Median List Price %	0.00%	100.00%	99.63%

\*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.