



Residential Stats - Analysis Detail Report

Active 9 LISTINGS

	List Price	Orig. Price	= % of	DOM	CDOM	Age
20549 Milbridge Ter	\$484,900	\$484,900	100.00	15	107	3
20522 Milbridge Ter	\$484,900	\$504,990	96.02	38	38	3
20566 Milbridge Ter #95	\$490,900	\$499,900	98.20	27	27	3
44782 Tiverton Sq	\$574,900	\$596,900	96.31	75	75	2
44880 Tiverton Sq	\$579,000	\$589,900	98.15	50	50	3
44754 Tiverton Sq	\$580,000	\$580,000	100.00	44	44	3
20496 Milbridge Ter	\$598,900	\$614,900	97.40	122	122	3
20542 Milbridge Ter	\$604,988	\$604,988	100.00	14	14	3
44721 Ellsworth Ter	\$730,000	\$750,000	97.33	114	114	3
Low	\$484,900	\$484,900	96.02	14	14	2
High	\$730,000	\$750,000	100.00	122	122	3
Median	\$579,000	\$589,900	98.15	44	50	3
Average	\$569,832	\$580,720	98.16	55	66	3

Closed 4 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
44744 Tiverton Sq	\$578,000	\$0	\$578,000	\$599,990.00	96.33	\$578,000	\$0	\$578,000	\$585,000	98.80	129	129	3
44728 Tiverton Sq	\$589,900	\$7,000	\$582,900	\$589,900.00	98.81	\$589,900	\$7,000	\$582,900	\$589,900	98.81	12	74	3
20539 Milbridge Ter	\$589,990	\$350	\$589,640	\$599,900.00	98.29	\$589,990	\$350	\$589,640	\$589,900	99.96	41	87	3
44720 Ellsworth Ter	\$740,000	\$15,000	\$725,000	\$750,000.00	96.67	\$740,000	\$15,000	\$725,000	\$750,000	96.67	27	27	3
Low	\$578,000	\$0	\$578,000	\$589,900	96.33	\$578,000	\$0	\$578,000	\$585,000	96.67	12	27	3
High	\$740,000	\$15,000	\$725,000	\$750,000	98.81	\$740,000	\$15,000	\$725,000	\$750,000	99.96	129	27	3
Median	\$589,945	\$3,675	\$586,270	\$599,945	97.48	\$589,945	\$3,675	\$586,270	\$589,900	98.81	34	81	3
Average	\$624,473	\$5,588	\$618,885	\$634,948	97.53	\$624,473	\$5,588	\$618,885	\$628,700	98.56	52	79	3



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Pending 3 LISTINGS

	List Price	Orig. Price	= % of	DOM	CDOM	Age
20495 Milbridge Ter	\$583,900	\$597,950	97.65	62	62	3
20527 Milbridge Ter	\$599,900	\$616,900	97.24	27	27	3
44737 Medway Ter	\$710,000	\$710,000	100.00	3	3	3
Low	\$583,900	\$597,950	97.24	3	3	3
High	\$710,000	\$710,000	100.00	62	62	3
Median	\$599,900	\$616,900	97.65	27	27	3
Average	\$631,267	\$641,617	98.30	31	31	3

Report Totals Properties: 16

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$484,900	\$484,900	96.33	\$578,000	\$0	\$578,000	3	3	2
High	\$750,000	\$750,000	98.81	\$740,000	\$15,000	\$725,000	129	129	3
Median	\$587,450	\$598,925	97.48	\$589,945	\$0	\$586,270	40	56	3
Average	\$596,068	\$605,695	97.53	\$624,473	\$1,397	\$618,885	50	63	3



Fannie Mae 1004MC Statistics Detail

Prepared By: Kevin Canto

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

Residential Sale

Active

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO417736	20549 Milbridge Ter	1,500		\$323	07/31/2020	15	\$484,900	\$484,900
VALO414980	20522 Milbridge Ter	1,524		\$318	07/08/2020	38	\$504,990	\$484,900
VALO416600	20566 Milbridge Ter #95	1,524		\$322	07/19/2020	27	\$499,900	\$490,900
VALO412208	44782 Tiverton Sq	2,538		\$227	06/01/2020	75	\$596,900	\$574,900
VALO413658	44880 Tiverton Sq	2,508		\$231	06/26/2020	50	\$589,900	\$579,000
VALO415152	44754 Tiverton Sq	2,508		\$231	07/02/2020	44	\$580,000	\$580,000
VALO408514	20496 Milbridge Ter	2,508		\$239	04/15/2020	122	\$614,900	\$598,900
VALO417004	20542 Milbridge Ter	2,538		\$238	08/01/2020	14	\$604,988	\$604,988
VALO408838	44721 Ellsworth Ter	2,904		\$251	04/23/2020	114	\$750,000	\$730,000

Closed

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO400068	44744 Tiverton Sq	2,538		\$228	05/26/2020	129	\$585,000	\$578,000	98.80
VALO408544	44728 Tiverton Sq	2,546		\$232	05/19/2020	12	\$589,900	\$589,900	100.00
VALO410958	20539 Milbridge Ter	2,546		\$232	07/24/2020	41	\$589,900	\$589,990	100.02
VALO409442	44720 Ellsworth Ter	2,904		\$255	06/26/2020	27	\$750,000	\$740,000	98.67

Pending

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO405752	20495 Milbridge Ter	2,546		\$229	03/23/2020	62	\$597,950	\$583,900
VALO415006	20527 Milbridge Ter	2,538		\$236	07/01/2020	27	\$616,900	\$599,900
VALO415020	44737 Medway Ter	2,864		\$248	07/17/2020	3	\$710,000	\$710,000

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	0	4
Absorption Rate (Total Sales/Months)	0.00	0.00	1.33
Total # of Comparable Active Listings	1	4	9
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	6.75
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$589,945
Median Comparable Sales DOM	0	0	34
Median Comparable List Price (Listings Only)	\$585,000	\$664,450	\$579,000
Median Comparable Listings DOM (Listings Only)	129	88	44
Median Sale Price / Median List Price %	0.00%	0.00%	99.40%

*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 12:12 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, -77.45

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	0	4
Absorption Rate (Total Sales/Months)	0.00	0.00	1.33
Total # of Comparable Active Listings	1	4	9
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.00	6.75
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$0	\$589,945
Median Comparable Sales DOM	0	0	34
Median Comparable List Price (Listings Only)	\$585,000	\$664,450	\$579,000
Median Comparable Listings DOM (Listings Only)	129	88	44
Median Sale Price / Median List Price %	0.00%	0.00%	99.40%

*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.