

Real Estate Sales Statistics

Location	Frederick County, VA				
Year:	<u>Annual</u> <u>2004</u>	<u>% Change</u>	<u>Annual</u> <u>2005</u>	<u>% Change</u>	April Only <u>2006</u>
Average Sold Price	\$ 249,838	24.0%	\$ 309,804	-3.3%	\$ 299,620
Median Sold Price	\$ 237,000	24.4%	\$ 294,900	-7.6%	\$ 272,500
# Sold	1850	-1.2%	1827		120
Average Days on Market	53	-22.6%	41	95.1%	80
Average List Price	\$ 253,664	24.1%	\$ 314,841	-2.2%	\$ 307,874
Percent of List	98.49%		98.40%		97.32%

County:	Clarke County, VA				
Year:	<u>2004</u>	<u>% Change</u>	<u>2005</u>	<u>% Change</u>	April Only <u>2006</u>
Average Sold Price	\$ 367,037	29.5%	\$ 475,264	-3.2%	\$ 460,102
Median Sold Price	\$ 340,000	27.6%	\$ 433,803	9.6%	\$ 475,450
# Sold	274	-14.6%	234		22
Average Days on Market	80	-32.5%	54	122.2%	120
Average List Price	\$ 381,891	28.2%	\$ 489,621	0.0%	\$ 489,489
Percent of List	96.11%		97.07%		94.00%

Real Estate Sales Statistics

County:	Warren, VA				
Year:	<u>2004</u>		<u>2005</u>		April Only <u>2006</u>
		<u>% Change</u>		<u>% Change</u>	
Average Sold Price	\$ 216,481	27.6%	\$ 276,268	8.1%	\$ 298,512
Median Sold Price	\$ 195,600	30.4%	\$ 255,000	3.9%	\$ 265,000
# Sold	879	1.8%	895		40
Average Days on Market	58	-17.2%	48	127.1%	109
Average List Price	\$ 220,559	27.9%	\$ 282,106	12.0%	\$ 315,826
Percent of List	98.15%		97.93%		94.52%

Location	City of Winchester, Va				
Year:	<u>2004</u>		<u>2005</u>		April Only <u>2006</u>
		<u>% Change</u>		<u>% Change</u>	
Average Sold Price	\$ 225,633	27.5%	\$ 287,604	-5.5%	\$ 271,694
Median Sold Price	\$ 188,000	35.6%	\$ 254,900	0.0%	\$ 254,900
# Sold	381	1.6%	387		34
Average Days on Market	35	14.3%	40	90.0%	76
Average List Price	\$ 232,514	27.5%	\$ 296,477	-3.7%	\$ 285,456
Percent of List	97.04%		97.01%		95.18%

(Information is based on compilation of data from Metropolitan Regional Information Systems, Inc. which covers the area for Multiple Listing services. Shenandoah County is not included because its primary MLS is not MRIS and statistics are not available.)