Local Market **Insight**

February 2014

Gainesville, VA

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New Listings 57

9.6%	-12.3%
from Jan 2014: **52**	from Feb 2013: **65**

YTD	2014	2013	+/-
	109	**119**	-8.4%

5-year Feb average: **61**

New Pendings 29

-34.1%	-43.1%
from Jan 2014: **44**	from Feb 2013: **51**

YTD	2014	2013	+/-
	73	**97**	-24.7%

5-year Feb average: **46**

Closed Sales 38

11.8%	5.6%
from Jan 2014: **34**	from Feb 2013: **36**

YTD	2014	2013	+/-
	72	**77**	-6.5%

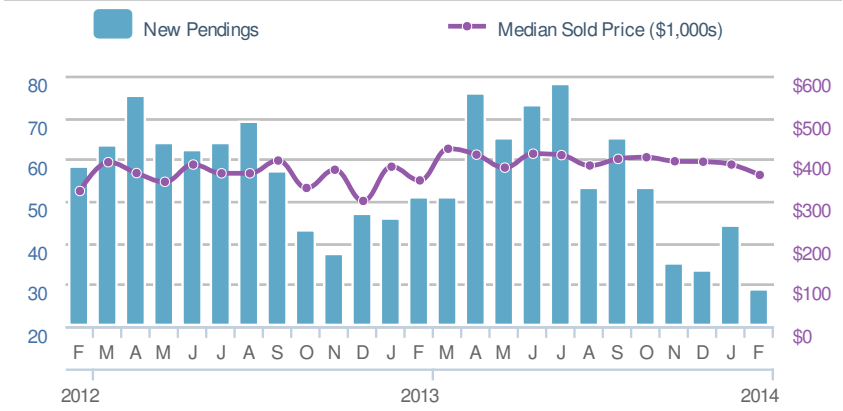
5-year Feb average: **36**

Median Sold Price $362,450

-6.5%	3.6%
from Jan 2014: **$387,450**	from Feb 2013: **$349,950**

YTD	2014	2013	+/-
	$382,450	**$370,000**	3.4%

5-year Feb average: **$321,150**



Active Listings 85

85
Min 74 — 117 — Max 146
5-year Feb average

Jan 2014	Feb 2013
71	**74**

Avg DOM 67

67
Min 67 — 70 — Max 72
5-year Feb average

Jan 2014	Feb 2013	YTD
53	**68**	**60**

Avg Sold to OLP Ratio 95.3%

95.3%
Min 94.9% — 96.0% — Max 99.2%
5-year Feb average

Jan 2014	Feb 2013	YTD
98.0%	**96.0%**	**96.6%**

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Data Source: MRIS. Statistics calculated March 20, 2014.

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