

August 2019
20120, Centreville, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$23,991,794	\$23,322,700	2.87%
Avg Sold Price	\$470,427	\$448,513	4.89%
Median Sold Price	\$414,000	\$406,500	1.85%
Units Sold	51	52	-1.92%
Avg Days on Market	13	19	-31.58%
Avg List Price for Solds	\$468,833	\$450,448	4.08%
Avg SP to OLP Ratio	100.1%	99.2%	0.82%
Ratio of Avg SP to Avg OLP	99.9%	99.0%	0.83%
Attached Avg Sold Price	\$368,600	\$361,303	2.02%
Detached Avg Sold Price	\$674,082	\$577,252	16.77%
Attached Units Sold	34	31	9.68%
Detached Units Sold	17	21	-19.05%

- Notes:
- SP = Sold Price
 - OLP = Original List Price
 - LP = List Price (at time of sale)
 - Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Aug 2019	Aug 2018	% Change
Active Listings	49	107	-54.21%
New Listings	59	89	-33.71%
New Under Contracts	40	23	73.91%
New Contingents	18	36	-50.00%
New Pendings	58	59	-1.69%
All Pendings	57	62	-8.06%

Financing (Sold)

Assumption	0
Cash	3
Conventional	40
FHA	1
Other	5
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	33
11 to 20	6
21 to 30	5
31 to 60	5
61 to 90	0
91 to 120	1
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	2	0	1	0	0	3
\$300K to \$399,999	0	0	0	12	0	0	3
\$400K to \$499,999	0	0	0	8	2	3	1
\$500K to \$599,999	0	0	0	0	4	1	0
\$600K to \$799,999	0	0	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	2	0	21	17	4	7
Avg Sold Price	\$0	\$262,500	\$0	\$385,590	\$674,082	\$440,750	\$306,714
Prev Year - Avg Sold Price	\$0	\$294,580	\$434,200	\$410,880	\$610,912	\$414,600	\$272,271
Avg Sold % Change	0.00%	-10.89%	0.00%	-6.16%	10.34%	6.31%	12.65%
Prev Year - # of Solds	0	5	4	15	17	4	7

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	1
0	0	0
0	0	0
0	0	0
0	0	0
0	4	0
3	3	0
5	3	0
12	2	0
8	0	0
6	0	0
1	0	0
0	0	0
35	13	1