

August 2019
20147, Ashburn, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$45,747,778	\$55,039,752	-16.88%
Avg Sold Price	\$497,258	\$514,390	-3.33%
Median Sold Price	\$440,000	\$475,000	-7.37%
Units Sold	92	107	-14.02%
Avg Days on Market	20	23	-13.04%
Avg List Price for Solds	\$499,499	\$518,478	-3.66%
Avg SP to OLP Ratio	98.8%	98.6%	0.26%
Ratio of Avg SP to Avg OLP	98.7%	98.3%	0.43%
Attached Avg Sold Price	\$391,645	\$412,919	-5.15%
Detached Avg Sold Price	\$686,082	\$684,355	0.25%
Attached Units Sold	59	67	-11.94%
Detached Units Sold	33	40	-17.50%

- 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	101	131	-22.90%
New Listings	104	115	-9.57%
New Under Contracts	64	31	106.45%
New Contingents	25	42	-40.48%
New Pendings	89	73	21.92%
All Pendings	98	71	38.03%

Financing (Sold)

Assumption	0
Cash	9
Conventional	68
FHA	1
Other	3
Owner	0
VA	11

Days on Market (Sold)

0	0
1 to 10	44
11 to 20	15
21 to 30	13
31 to 60	14
61 to 90	7
91 to 120	0
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	1
\$200K to \$299,999	0	0	0	0	0	0	9
\$300K to \$399,999	0	2	0	6	0	1	11
\$400K to \$499,999	1	2	0	13	0	2	3
\$500K to \$599,999	0	0	4	5	3	2	0
\$600K to \$799,999	0	0	2	1	18	1	0
\$800K to \$999,999	0	0	0	0	4	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	1	4	6	25	26	6	24
Avg Sold Price	\$490,000	\$408,625	\$593,067	\$437,831	\$715,088	\$499,500	\$313,742
Prev Year - Avg Sold Price	\$505,000	\$485,125	\$474,796	\$434,615	\$720,447	\$519,722	\$313,534
Avg Sold % Change	-2.97%	-15.77%	24.91%	0.74%	-0.74%	-3.89%	0.07%
Prev Year - # of Solds	1	4	5	34	34	9	20

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	0
0	0	2
0	0	5
0	6	7
2	10	5
1	13	1
18	8	1
13	4	0
4	0	0
0	0	0
0	0	0
38	42	21