

# August 2019

20171, Herndon, VA

## **Sold Summary**

	Aug 2019	Aug 2018	% Change		
Sold Dollar Volume	\$37,436,037	\$27,038,986	38.45%		
Avg Sold Price	\$567,213	\$600,866	-5.60%		
Median Sold Price	\$571,000	\$566,000	0.88%		
Units Sold	66	45	46.67%		
Avg Days on Market	23	29	-20.69%		
Avg List Price for Solds	\$573,582	\$603,021	-4.88%		
Avg SP to OLP Ratio	97.9%	98.4%	-0.47%		
Ratio of Avg SP to Avg OLP	97.9%	98.3%	-0.35%		
Attached Avg Sold Price	\$406,688	\$466,833	-12.88%		
Detached Avg Sold Price	\$718,295	\$784,281	-8.41%		
Attached Units Sold	32	26	23.08%		
Detached Units Sold	34	19	78.95%		

#### 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	74	87	-14.94%	
New Listings	56	50	12.00%	
New Under Contracts	41	17	141.18%	
New Contingents	14	15	-6.67%	
New Pendings	55	32	71.88%	
All Pendings	56	37	51.35%	

#### Financing (Sold)

Assumption	0
Cash	6
Conventional	54
FHA	1
Other	2
Owner	0
VA	3

#### Days on Market (Sold)

0	2	
1 to 10	30	
11 to 20	9	
21 to 30	4	
31 to 60	12	
61 to 90	7	
91 to 120	2	
121 to 180	2	
181 to 360	0	
361 to 720	0	
721+	0	

#### **Sold Detail Active Detail**

	Residential					Condo/Coop	Active Listings			
Price Ranges	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	5	0	0	3
\$300K to \$399,999	0	1	0	0	0	0	11	0	1	3
\$400K to \$499,999	1	1	0	5	1	0	2	1	2	10
\$500K to \$599,999	0	0	3	2	4	0	1	6	3	5
\$600K to \$799,999	0	0	1	1	17	3	0	12	15	0
\$800K to \$999,999	0	0	0	0	5	0	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	7	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	2	4	8	29	3	19	32	21	21
Avg Sold Price	\$425,000	\$398,750	\$575,159	\$509,250	\$748,152	\$648,333	\$326,184			
Prev Year - Avg Sold Price	\$0	\$444,133	\$508,675	\$476,400	\$816,705	\$608,621	\$296,817			

-8.39%

17

6.52%

9.89%

6



0.00%

-10.22%

13.07%

2

6.90%

10

Avg Sold % Change

Prev Year - # of Solds