

August 2019
20175, Leesburg, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$30,270,363	\$27,344,152	10.70%
Avg Sold Price	\$540,542	\$488,288	10.70%
Median Sold Price	\$498,500	\$445,000	12.02%
Units Sold	56	56	0.00%
Avg Days on Market	26	21	23.81%
Avg List Price for Solds	\$543,345	\$492,605	10.30%
Avg SP to OLP Ratio	98.7%	98.6%	0.10%
Ratio of Avg SP to Avg OLP	98.2%	98.4%	-0.23%
Attached Avg Sold Price	\$326,458	\$335,609	-2.73%
Detached Avg Sold Price	\$713,191	\$640,968	11.27%
Attached Units Sold	25	28	-10.71%
Detached Units Sold	31	28	10.71%

- 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	99	113	-12.39%
New Listings	61	72	-15.28%
New Under Contracts	34	18	88.89%
New Contingents	9	23	-60.87%
New Pendings	43	41	4.88%
All Pendings	54	48	12.50%

Financing (Sold)

Assumption	0
Cash	8
Conventional	39
FHA	2
Other	3
Owner	0
VA	4

Days on Market (Sold)

0	3
1 to 10	26
11 to 20	9
21 to 30	5
31 to 60	7
61 to 90	3
91 to 120	2
121 to 180	3
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	2
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7
\$300K to \$399,999	0	0	2	5	0	3	1
\$400K to \$499,999	0	0	0	6	0	0	1
\$500K to \$599,999	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	12	0	0
\$800K to \$999,999	0	0	0	0	9	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	0	2	11	28	3	11
Avg Sold Price	\$0	\$0	\$362,000	\$406,732	\$748,283	\$388,797	\$229,182
Prev Year - Avg Sold Price	\$179,900	\$204,000	\$525,750	\$396,550	\$713,748	\$375,833	\$222,863
Avg Sold % Change	0.00%	0.00%	-31.15%	2.57%	4.84%	3.45%	2.84%
Prev Year - # of Solds	1	1	8	13	19	6	8

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
1	0	5
3	2	1
3	4	8
6	6	0
30	3	0
9	0	1
12	0	0
4	0	0
0	0	0
68	15	16