

August 2019
20190, Reston, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$20,040,309	\$14,609,900	37.17%
Avg Sold Price	\$466,054	\$394,862	18.03%
Median Sold Price	\$410,000	\$397,500	3.14%
Units Sold	43	37	16.22%
Avg Days on Market	31	29	6.90%
Avg List Price for Solds	\$470,643	\$399,156	17.91%
Avg SP to OLP Ratio	98.1%	97.8%	0.29%
Ratio of Avg SP to Avg OLP	98.0%	97.9%	0.02%
Attached Avg Sold Price	\$443,985	\$386,525	14.87%
Detached Avg Sold Price	\$678,300	\$695,000	-2.40%
Attached Units Sold	39	36	8.33%
Detached Units Sold	3	1	200.00%

- 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	79	93	-15.05%
New Listings	56	54	3.70%
New Under Contracts	37	19	94.74%
New Contingents	9	21	-57.14%
New Pendings	46	40	15.00%
All Pendings	47	36	30.56%

Financing (Sold)

Assumption	0
Cash	7
Conventional	30
FHA	3
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	17
11 to 20	6
21 to 30	4
31 to 60	5
61 to 90	4
91 to 120	2
121 to 180	4
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	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	0	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	1
\$200K to \$299,999	0	0	0	0	0	0	16	2	0	8
\$300K to \$399,999	0	1	0	0	0	1	2	1	2	12
\$400K to \$499,999	0	0	0	2	0	1	4	0	3	13
\$500K to \$599,999	0	0	0	1	0	0	0	0	3	12
\$600K to \$799,999	0	0	1	1	2	2	5	0	1	11
\$800K to \$999,999	0	0	0	1	0	0	1	0	2	2
\$1M to \$2,499,999	0	0	0	0	0	0	1	1	0	4
\$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	0	1	1	5	2	4	29	4	11	63
Avg Sold Price	\$0	\$337,000	\$649,900	\$610,500	\$692,500	\$517,500	\$408,824			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$492,454	\$695,000	\$478,000	\$312,238			
Avg Sold % Change	0.00%	0.00%	0.00%	23.97%	-0.36%	8.26%	30.93%			
Prev Year - # of Solds	0	0	0	13	1	2	21			

Active Detail