

August 2019
22025, Dumfries, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$15,717,268	\$9,625,200	63.29%
Avg Sold Price	\$403,007	\$343,757	17.24%
Median Sold Price	\$400,000	\$340,000	17.65%
Units Sold	39	28	39.29%
Avg Days on Market	25	23	8.70%
Avg List Price for Solds	\$403,574	\$342,545	17.82%
Avg SP to OLP Ratio	99.4%	99.7%	-0.23%
Ratio of Avg SP to Avg OLP	99.2%	99.5%	-0.26%
Attached Avg Sold Price	\$301,307	\$291,560	3.34%
Detached Avg Sold Price	\$459,959	\$403,985	13.86%
Attached Units Sold	14	15	-6.67%
Detached Units Sold	25	13	92.31%

- 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	46	73	-36.99%
New Listings	39	56	-30.36%
New Under Contracts	27	18	50.00%
New Contingents	9	26	-65.38%
New Pendings	36	44	-18.18%
All Pendings	37	49	-24.49%

Financing (Sold)

Assumption	0
Cash	0
Conventional	27
FHA	6
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	0
1 to 10	17
11 to 20	7
21 to 30	6
31 to 60	6
61 to 90	1
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	0	0	4	0	2	2
\$300K to \$399,999	0	0	2	4	3	2	0
\$400K to \$499,999	0	0	2	0	12	0	0
\$500K to \$599,999	0	0	0	0	4	0	0
\$600K to \$799,999	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	4	8	21	4	2
Avg Sold Price	\$0	\$0	\$392,475	\$315,925	\$472,813	\$313,750	\$217,950
Prev Year - Avg Sold Price	\$387,450	\$300,000	\$403,817	\$295,185	\$410,800	\$0	\$236,000
Avg Sold % Change	0.00%	0.00%	-2.81%	7.03%	15.10%	0.00%	-7.65%
Prev Year - # of Solds	2	1	6	13	5	0	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	0	0
0	0	0
0	0	0
0	0	0
0	3	0
12	10	0
14	0	0
2	0	0
2	0	0
1	0	0
0	0	0
0	0	0
0	0	0
33	13	0