## August 2019

22066, Great Falls, VA

## Sold Summary

|  | Aug 2019 | Aug 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 34,930,564$ | $\$ 32,694,900$ | $6.84 \%$ |
| Avg Sold Price | $\$ 1,455,440$ | $\$ 1,021,716$ | $42.45 \%$ |
| Median Sold Price | $\$ 1,106,250$ | $\$ 974,500$ | $13.52 \%$ |
| Units Sold | 24 | 32 | $-25.00 \%$ |
| Avg Days on Market | 82 | 65 | $26.15 \%$ |
| Avg List Price for Solds | $\$ 1,491,535$ | $\$ 1,044,762$ | $42.76 \%$ |
| Avg SP to OLP Ratio | $95.2 \%$ | $95.9 \%$ | $-0.76 \%$ |
| Ratio of Avg SP to Avg OLP | $95.5 \%$ | $94.8 \%$ | $0.79 \%$ |
| Attached Avg Sold Price | $\$ 0$ | $\$ 0$ | $\%$ |
| Detached Avg Sold Price | $\$ 1,455,440$ | $\$ 1,021,716$ | $42.45 \%$ |
| Attached Units Sold | 0 | 0 | $\%$ |
| Detached Units Sold | 24 | 32 | $-25.00 \%$ |

## 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 | 178 | 150 | $18.67 \%$ |
| New Listings | 38 | 33 | $15.15 \%$ |
| New Under Contracts | 11 | 3 | $266.67 \%$ |
| New Contingents | 13 | 11 | $18.18 \%$ |
| New Pendings | 24 | 14 | $71.43 \%$ |
| All Pendings | 35 | 19 | $84.21 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 5 |
| Conventional | 17 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 2 |
| 11 to 20 | 2 |
| 21 to 30 | 2 |
| 31 to 60 | 8 |
| 61 to 90 | 1 |
| 91 to 120 | 4 |
| 121 to 180 | 2 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 17 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 21 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 101 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 32 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 178 | 0 | 0 |
| Avg Sold Price | \$0 | \$0 | \$0 | \$0 | \$1,455,440 | \$0 | \$0 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$683,300 | \$0 | \$1,056,724 | \$0 | \$0 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 0.00\% | 37.73\% | 0.00\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 3 | 0 | 29 | 0 | 0 |  |  |  |

