## August 2015

Fairfax County, VA

## Sold Summary

|  | Aug 2015 | Aug 2014 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 740,705,447$ | $\$ 731,294,946$ | $1.29 \%$ |
| Avg Sold Price | $\$ 547,454$ | $\$ 555,273$ | $-1.41 \%$ |
| Median Sold Price | $\$ 476,500$ | $\$ 478,000$ | $-0.31 \%$ |
| Units Sold | 1,353 | 1,317 | $2.73 \%$ |
| Avg Days on Market | 38 | 34 | $11.76 \%$ |
| Avg List Price for Solds | $\$ 558,420$ | $\$ 566,320$ | $-1.39 \%$ |
| Avg SP to OLP Ratio | $96.8 \%$ | $97.0 \%$ | $-0.26 \%$ |
| Ratio of Avg SP to Avg OLP | $96.2 \%$ | $96.4 \%$ | $-0.17 \%$ |
| Attached Avg Sold Price | $\$ 383,404$ | $\$ 372,508$ | $2.93 \%$ |
| Detached Avg Sold Price | $\$ 703,693$ | $\$ 720,343$ | $-2.31 \%$ |
| Attached Units Sold | 660 | 625 | $5.60 \%$ |
| Detached Units Sold | 693 | 692 | $0.14 \%$ |

## 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 2015 | Aug 2014 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 4,391 | 3,796 | $15.67 \%$ |
| New Listings | 1,874 | 1,750 | $7.09 \%$ |
| New Under Contracts | 390 | 389 | $0.26 \%$ |
| New Contingents | 884 | 789 | $12.04 \%$ |
| New Pendings | 1,274 | 1,178 | $8.15 \%$ |
| All Pendings | 1,609 | 1,458 | $10.36 \%$ |

## Financing (Sold)

| Assumption | 2 |
| :--- | :---: |
| Cash | 145 |
| Conventional | 886 |
| FHA | 157 |
| Other | 20 |
| Owner | 1 |
| VA | 176 |

Days on Market (Sold)

| 0 | 27 |
| :--- | :---: |
| 1 to 10 | 348 |
| 11 to 20 | 234 |
| 21 to 30 | 167 |
| 31 to 60 | 326 |
| 61 to 90 | 168 |
| 91 to 120 | 66 |
| 121 to 180 | 29 |
| 181 to 360 | 20 |
| 361 to 720 | 3 |
| $721+$ | 1 |

## 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 | 1 | 0 | 0 | 0 | 0 | 4 | 8 | 2 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 1 | 0 | 30 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 3 | 0 | 136 |
| \$200K to \$299,999 | 2 | 13 | 2 | 24 | 0 | 0 | 108 | 10 | 62 | 366 |
| \$300K to \$399,999 | 2 | 30 | 27 | 98 | 13 | 24 | 63 | 58 | 354 | 218 |
| \$400K to \$499,999 | 1 | 6 | 55 | 101 | 75 | 19 | 19 | 250 | 266 | 87 |
| \$500K to \$599,999 | 0 | 1 | 30 | 37 | 121 | 11 | 3 | 378 | 112 | 17 |
| \$600K to \$799,999 | 0 | 0 | 17 | 31 | 191 | 11 | 1 | 609 | 83 | 24 |
| \$800K to \$999,999 | 0 | 0 | 3 | 6 | 76 | 2 | 4 | 367 | 25 | 12 |
| \$1M to \$2,499,999 | 0 | 0 | 2 | 2 | 69 | 0 | 0 | 740 | 13 | 9 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 115 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 28 | 0 | 0 |
| Total | 5 | 50 | 137 | 299 | 551 | 67 | 244 | 2,565 | 923 | 903 |
| Avg Sold Price | \$337,400 | \$335,807 | \$501,213 | \$448,928 | \$757,361 | \$477,481 | \$287,030 |  |  |  |
| Prev Year - Avg Sold Price | \$433,909 | \$342,260 | \$491,629 | \$435,728 | \$770,899 | \$458,041 | \$278,603 |  |  |  |
| Avg Sold \% Change | -22.24\% | -1.89\% | 1.95\% | 3.03\% | -1.76\% | 4.24\% | 3.02\% |  |  |  |
| Prev Year - \# of Solds | 11 | 42 | 112 | 280 | 569 | 67 | 236 |  |  |  |

