

July 2014

20105, Aldie, VA

Sold Summary

	Jul 2014	Jul 2013	% Change
Sold Dollar Volume	\$16,510,764	\$11,161,984	47.92%
Avg Sold Price	\$500,326	\$485,304	3.10%
Median Sold Price	\$450,000	\$430,000	4.65%
Units Sold	33	23	43.48%
Avg Days on Market	21	20	5.00%
Avg List Price for Solds	\$502,545	\$488,046	2.97%
Avg SP to OLP Ratio	98.7%	98.9%	-0.20%
Ratio of Avg SP to Avg OLP	98.9%	98.9%	-0.05%
Attached Avg Sold Price	\$376,930	\$394,607	-4.48%
Detached Avg Sold Price	\$648,401	\$626,387	3.51%
Attached Units Sold	18	14	28.57%
Detached Units Sold	15	9	66.67%

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

	Jul 2014	Jul 2013	% Change
Active Listings	230	169	36.09%
New Listings	104	42	147.62%
New Under Contracts	16	7	128.57%
New Contingents	10	12	-16.67%
New Pendings	26	19	36.84%
All Pendings	33	37	-10.81%

Financing (Sold)

Assumption	0
Cash	1
Conventional	26
FHA	9
Other	3
Owner	0
VA	7

Days on Market (Sold)

0	20
1 to 10	4
11 to 20	4
21 to 30	3
31 to 60	11
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	0	0	0	4
\$300K to \$399,999	0	0	1	2	0	0	3
\$400K to \$499,999	0	0	0	7	0	1	0
\$500K to \$599,999	0	0	0	1	3	0	0
\$600K to \$799,999	0	0	0	0	10	0	0
\$800K to \$999,999	0	0	0	0	1	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	1	10	14	1	7
Avg Sold Price	\$0	\$0	\$333,395	\$429,936	\$670,902	\$450,000	\$290,769
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$407,682	\$626,387	\$530,000	\$255,000
Avg Sold % Change	0.00%	0.00%	0.00%	5.46%	7.11%	-15.09%	14.03%
Prev Year - # of Solds	0	0	0	11	9	1	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
1	0	0
3	0	7
1	17	22
13	26	0
46	0	0
79	0	0
8	0	0
5	0	0
2	0	0
0	0	0
158	43	29