

August 2014
20105, Aldie, VA

Sold Summary

	Aug 2014	Aug 2013	% Change
Sold Dollar Volume	\$11,803,882	\$10,079,515	17.11%
Avg Sold Price	\$590,194	\$479,977	22.96%
Median Sold Price	\$545,124	\$439,000	24.17%
Units Sold	20	21	-4.76%
Avg Days on Market	32	27	18.52%
Avg List Price for Solds	\$593,524	\$486,392	22.03%
Avg SP to OLP Ratio	98.8%	99.2%	-0.32%
Ratio of Avg SP to Avg OLP	98.8%	98.8%	-0.05%
Attached Avg Sold Price	\$356,306	\$394,361	-9.65%
Detached Avg Sold Price	\$716,134	\$544,189	31.60%
Attached Units Sold	7	9	-22.22%
Detached Units Sold	13	12	8.33%

- 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 2014	Aug 2013	% Change
Active Listings	224	183	22.40%
New Listings	74	60	23.33%
New Under Contracts	12	10	20.00%
New Contingents	15	20	-25.00%
New Pendings	27	30	-10.00%
All Pendings	40	44	-9.09%

Financing (Sold)

Assumption	0
Cash	3
Conventional	22
FHA	2
Other	0
Owner	0
VA	6

Days on Market (Sold)

0	15
1 to 10	1
11 to 20	1
21 to 30	4
31 to 60	4
61 to 90	3
91 to 120	1
121 to 180	2
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	3
\$300K to \$399,999	0	0	1	0	0	0	1
\$400K to \$499,999	0	0	2	2	0	1	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	3	2	10	1	4
Avg Sold Price	\$0	\$0	\$431,948	\$432,425	\$801,390	\$429,900	\$299,848
Prev Year - Avg Sold Price	\$392,428	\$0	\$427,118	\$396,225	\$607,061	\$399,723	\$365,460
Avg Sold % Change	0.00%	0.00%	1.13%	9.14%	32.01%	7.55%	-17.95%
Prev Year - # of Solds	1	0	3	4	8	4	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
1	0	0
1	0	11
1	13	28
16	21	0
38	0	0
77	0	0
8	0	0
7	0	0
2	0	0
0	0	0
151	34	39