## September 2014

20105, Aldie, VA

## Sold Summary

|  | Sep 2014 | Sep 2013 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,053,999$ | $\$ 16,142,946$ | $-6.75 \%$ |
| Avg Sold Price | $\$ 485,613$ | $\$ 538,098$ | $-9.75 \%$ |
| Median Sold Price | $\$ 440,000$ | $\$ 517,500$ | $-14.98 \%$ |
| Units Sold | 31 | 30 | $3.33 \%$ |
| Avg Days on Market | 19 | 26 | $-26.92 \%$ |
| Avg List Price for Solds | $\$ 488,989$ | $\$ 543,929$ | $-10.10 \%$ |
| Avg SP to OLP Ratio | $98.3 \%$ | $98.0 \%$ | $0.34 \%$ |
| Ratio of Avg SP to Avg OLP | $98.7 \%$ | $95.0 \%$ | $3.82 \%$ |
| Attached Avg Sold Price | $\$ 338,799$ | $\$ 416,603$ | $-18.68 \%$ |
| Detached Avg Sold Price | $\$ 606,519$ | $\$ 631,007$ | $-3.88 \%$ |
| Attached Units Sold | 14 | 13 | $7.69 \%$ |
| Detached Units Sold | 17 | 17 | $0.00 \%$ |

## 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

|  | Sep 2014 | Sep 2013 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 245 | 202 | $21.29 \%$ |
| New Listings | 94 | 56 | $67.86 \%$ |
| New Under Contracts | 18 | 9 | $100.00 \%$ |
| New Contingents | 10 | 10 | $0.00 \%$ |
| New Pendings | 28 | 19 | $47.37 \%$ |
| All Pendings | 35 | 33 | $6.06 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 7 |
| Conventional | 32 |
| FHA | 6 |
| Other | 1 |
| Owner | 0 |
| VA | 4 |

Days on Market (Sold)

| 0 | 23 |
| :--- | :--- |
| 1 to 10 | 4 |
| 11 to 20 | 3 |
| 21 to 30 | 3 |
| 31 to 60 | 6 |
| 61 to 90 | 7 |
| 91 to 120 | 2 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## 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 | 1 | 0 | 1 | 0 | 0 |
| \$200K to \$299,999 | 1 | 0 | 1 | 0 | 0 | 0 | 5 | 1 | 0 | 7 |
| \$300K to \$399,999 | 0 | 0 | 1 | 2 | 0 | 0 | 1 | 3 | 18 | 21 |
| \$400K to \$499,999 | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 16 | 34 | 0 |
| \$500K to \$599,999 | 0 | 0 | 2 | 1 | 2 | 0 | 0 | 45 | 1 | 0 |
| \$600K to \$799,999 | 1 | 0 | 1 | 0 | 7 | 0 | 0 | 78 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 8 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 2 | 0 | 6 | 5 | 9 | 3 | 6 | 164 | 53 | 28 |
| Avg Sold Price | \$479,365 | \$0 | \$589,602 | \$403,300 | \$646,053 | \$342,430 | \$283,232 |  |  |  |
| Prev Year - Avg Sold Price | \$335,000 | \$0 | \$1,040,000 | \$406,083 | \$593,722 | \$451,667 | \$0 |  |  |  |
| Avg Sold \% Change | 43.09\% | 0.00\% | -43.31\% | -0.69\% | 8.81\% | -24.19\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 2 | 10 | 14 | 3 | 0 |  |  |  |

