# 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)

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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

# **Active Detail**

#### **Sold Detail**

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or I	More BR	All	Resi	idential	Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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			