October 2014

20105, Aldie, VA

Sold Summary

	Oct 2014	Oct 2013	% Change		
Sold Dollar Volume	\$15,226,197	\$9,981,738	52.54%		
Avg Sold Price	\$543,793	\$475,321	14.41%		
Median Sold Price	\$570,261	\$450,000	26.72%		
Units Sold	28	21	33.33%		
Avg Days on Market	50	30	66.67%		
Avg List Price for Solds	\$549,428	\$475,406	15.57%		
Avg SP to OLP Ratio	97.6%	100.4%	-2.83%		
Ratio of Avg SP to Avg OLP	97.9%	100.1%	-2.14%		
Attached Avg Sold Price	\$358,451	\$374,839	-4.37%		
Detached Avg Sold Price	\$646,760	\$566,668	14.13%		
Attached Units Sold	10	10	0.00%		
Detached Units Sold	18	11	63.64%		

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

	Oct 2014	Oct 2013	% Change
Active Listings	252	173	45.66%
New Listings	91	37	145.95%
New Under Contracts	13	13	0.00%
New Contingents	12	15	-20.00%
New Pendings	25	28	-10.71%
All Pendings	33	41	-19.51%

Financing (Sold)

0
4
17
5
0
0
5

Days on Market (Sold)

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

Active Detail

Sold Detail

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	Residential					Condo/Coop		Active Listings		
	2 or	Less BR	3 BR	4 or More BR		All	Residential		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	0	0	1	0	0
\$200K to \$299,999	0	0	0	0	0	0	3	1	0	10
\$300K to \$399,999	0	0	0	1	0	0	1	5	16	17
\$400K to \$499,999	0	0	0	4	2	1	0	13	37	1
\$500K to \$599,999	1	0	1	0	3	0	0	51	1	0
\$600K to \$799,999	0	0	0	0	8	0	0	78	0	0
\$800K to \$999,999	0	0	0	0	3	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	7	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	1	0	1	5	16	1	4	170	54	28
Avg Sold Price	\$598,839	\$0	\$588,783	\$410,364	\$653,379	\$444,692	\$272,000			
Prev Year - Avg Sold Price	\$0	\$0	\$586,265	\$400,749	\$564,708	\$450,000	\$297,967			
Avg Sold % Change	0.00%	0.00%	0.43%	2.40%	15.70%	-1.18%	-8.71%			
Prev Year - # of Solds	0	0	1	6	10	1	3			