

# December 2014

20105, Aldie, VA

# **Sold Summary**

	Dec 2014	Dec 2013	% Change		
Sold Dollar Volume	\$20,080,147	\$22,451,857	-10.56%		
Avg Sold Price	\$557,782	\$440,232	26.70%		
Median Sold Price	\$469,187	\$428,745	9.43%		
Units Sold	36	51	-29.41%		
Avg Days on Market	41	27	51.85%		
Avg List Price for Solds	\$572,688	\$442,558	29.40%		
Avg SP to OLP Ratio	97.5%	98.4%	-0.91%		
Ratio of Avg SP to Avg OLP	93.8%	98.3%	-4.57%		
Attached Avg Sold Price	\$392,706	\$366,775	7.07%		
Detached Avg Sold Price	\$742,278	\$545,172	36.15%		
Attached Units Sold	19	30	-36.67%		
Detached Units Sold	17	21	-19.05%		

#### 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**

	Dec 2014	Dec 2013	% Change
Active Listings	219	135	62.22%
New Listings	46	37	24.32%
New Under Contracts	21	34	-38.24%
New Contingents	8	11	-27.27%
New Pendings	29	45	-35.56%
All Pendings	33	35	-5.71%

# Financing (Sold)

Assumption	0
Cash	3
Conventional	25
FHA	2
Other	5
Owner	0
VA	11

#### Days on Market (Sold)

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

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			js –	
	2 or	Less BR	3	BR	4 or I	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	0	1	0	7
\$300K to \$399,999	0	0	1	4	1	0	7	4	9	19
\$400K to \$499,999	0	0	0	5	0	3	0	7	24	0
\$500K to \$599,999	0	0	0	0	2	0	0	55	1	0
\$600K to \$799,999	1	0	1	0	9	0	0	74	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	11	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	4	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	0	2	9	14	3	7	159	34	26
Avg Sold Price	\$792,001	\$0	\$479,250	\$418,626	\$776,302	\$458,348	\$331,248			
Prev Year - Avg Sold Price	\$308,039	\$0	\$447,310	\$400,007	\$576,957	\$403,823	\$287,114			

34.55%

18

13.50%

5

15.37%

9



157.11%

0.00%

0

7.14%

4.65%

16

Avg Sold % Change

Prev Year - # of Solds