## 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

| 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 | 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 |  |  |  |
| Avg Sold \% Change | 157.11\% | 0.00\% | 7.14\% | 4.65\% | 34.55\% | 13.50\% | 15.37\% |  |  |  |
| Prev Year - \# of Solds | 2 | 0 | 1 | 16 | 18 | 5 | 9 |  |  |  |

