

February 2015
20105, Aldie, VA

Sold Summary

	Feb 2015	Feb 2014	% Change
Sold Dollar Volume	\$13,848,398	\$7,894,560	75.42%
Avg Sold Price	\$512,904	\$415,503	23.44%
Median Sold Price	\$450,000	\$408,000	10.29%
Units Sold	27	19	42.11%
Avg Days on Market	52	57	-8.77%
Avg List Price for Solds	\$518,472	\$422,207	22.80%
Avg SP to OLP Ratio	97.1%	97.4%	-0.28%
Ratio of Avg SP to Avg OLP	96.8%	96.9%	-0.06%
Attached Avg Sold Price	\$392,158	\$345,683	13.44%
Detached Avg Sold Price	\$609,500	\$611,000	-0.25%
Attached Units Sold	12	14	-14.29%
Detached Units Sold	15	5	200.00%

- 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

	Feb 2015	Feb 2014	% Change
Active Listings	203	166	22.29%
New Listings	76	65	16.92%
New Under Contracts	9	11	-18.18%
New Contingents	22	11	100.00%
New Pendings	31	22	40.91%
All Pendings	58	37	56.76%

Financing (Sold)

Assumption	1
Cash	0
Conventional	23
FHA	6
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	12
1 to 10	2
11 to 20	2
21 to 30	0
31 to 60	4
61 to 90	6
91 to 120	2
121 to 180	3
181 to 360	2
361 to 720	2
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	4	0	0	2
\$400K to \$499,999	0	0	1	5	1	1	0
\$500K to \$599,999	0	0	1	0	4	0	0
\$600K to \$799,999	0	0	0	0	7	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	2	9	13	1	2
Avg Sold Price	\$0	\$0	\$473,250	\$397,778	\$630,461	\$430,000	\$347,950
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$418,237	\$611,000	\$314,900	\$266,167
Avg Sold % Change	0.00%	0.00%	0.00%	-4.89%	3.19%	36.55%	30.73%
Prev Year - # of Solds	0	0	0	7	5	1	6

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
1	0	0
1	0	8
4	6	15
4	21	0
52	2	0
68	0	0
13	0	0
6	0	0
2	0	0
0	0	0
151	29	23