

March 2015

20105, Aldie, VA

Sold Summary

	Mar 2015	Mar 2014	% Change		
Sold Dollar Volume	\$17,214,355	\$12,288,717	40.08%		
Avg Sold Price	\$478,177	\$455,138	5.06%		
Median Sold Price	\$456,956	\$425,000	7.52%		
Units Sold	36	27	33.33%		
Avg Days on Market	29	18	61.11%		
Avg List Price for Solds	\$479,149	\$456,161	5.04%		
Avg SP to OLP Ratio	99.2%	98.7%	0.58%		
Ratio of Avg SP to Avg OLP	99.5%	99.2%	0.29%		
Attached Avg Sold Price	\$337,834	\$354,715	-4.76%		
Detached Avg Sold Price	\$618,519	\$580,666	6.52%		
Attached Units Sold	18	15	20.00%		
Detached Units Sold	18	12	50.00%		

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

	Mar 2015	Mar 2014	% Change	
Active Listings	221	165	33.94%	
New Listings	102	78	30.77%	
New Under Contracts	15	21	-28.57%	
New Contingents	44	21	109.52%	
New Pendings	59	42	40.48%	
All Pendings	83	51	62.75%	

Financing (Sold)

Assumption	0
Cash	3
Conventional	28
FHA	7
Other	2
Owner	0
VA	7

Days on Market (Sold)

0	13	
1 to 10	12	
11 to 20	2	
21 to 30	6	
31 to 60	4	
61 to 90	1	
91 to 120	1	
121 to 180	5	
181 to 360	3	
361 to 720	0	
721+	0	

Sold Detail Active Detail

	Residential					Condo/Coop	ondo/Coop Active Listings		s	
	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	1	0	0	0	7	1	0	10
\$300K to \$399,999	0	0	0	2	0	0	4	4	10	16
\$400K to \$499,999	0	0	0	4	1	1	0	7	24	0
\$500K to \$599,999	0	0	1	0	3	0	0	49	2	0
\$600K to \$799,999	0	0	0	0	12	0	0	75	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	13	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	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	2	6	16	1	11	159	36	26
Avg Sold Price	\$0	\$0	\$413,417	\$422,819	\$644,156	\$420,000	\$284,010			
Prev Year - Avg Sold Price	\$0	\$0	\$240,000	\$412,898	\$611,635	\$0	\$267,442			

5.32%

11

0.00%

0

6.19%

6



0.00%

0

0.00%

0

72.26%

2.40%

9

Avg Sold % Change

Prev Year - # of Solds