

May 2018

22025, Dumfries, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$23,003,288	\$13,640,643	68.64%
Avg Sold Price	\$383,388	\$358,964	6.80%
Median Sold Price	\$372,000	\$352,500	5.53%
Units Sold	60	38	57.89%
Avg Days on Market	54	32	68.75%
Avg List Price for Solds	\$385,947	\$362,515	6.46%
Avg SP to OLP Ratio	98.8%	99.1%	-0.35%
Ratio of Avg SP to Avg OLP	98.7%	101.2%	-2.43%
Attached Avg Sold Price	\$312,687	\$291,380	7.31%
Detached Avg Sold Price	\$430,522	\$403,041	6.82%
Attached Units Sold	24	15	60.00%
Detached Units Sold	36	23	56.52%

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

	May 2018	May 2017	% Change
Active Listings	66	50	32.00%
New Listings	63	57	10.53%
New Under Contracts	13	22	-40.91%
New Contingents	34	27	25.93%
New Pending	47	49	-4.08%
All Pending	61	64	-4.69%

Financing (Sold)

Assumption	0
Cash	7
Conventional	21
FHA	14
Other	1
Owner	0
VA	18

Days on Market (Sold)

0	1
1 to 10	5
11 to 20	8
21 to 30	9
31 to 60	22
61 to 90	9
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	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	2	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	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	0	1	1	9	0	1	0	2	11	0
\$300K to \$399,999	1	0	3	11	6	1	0	8	9	0
\$400K to \$499,999	0	0	4	0	16	1	0	24	1	0
\$500K to \$599,999	0	0	1	0	4	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	1	1	9	20	26	3	0	45	21	0
Avg Sold Price	\$364,000	\$250,000	\$407,211	\$306,724	\$441,150	\$373,333	\$0			
Prev Year - Avg Sold Price	\$348,450	\$352,450	\$363,960	\$281,599	\$422,078	\$311,500	\$226,804			
Avg Sold % Change	4.46%	-29.07%	11.88%	8.92%	4.52%	19.85%	0.00%			
Prev Year - # of Solds	2	2	5	10	16	2	1			

Active Detail