

July 2018

22025, Dumfries, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$17,629,390	\$14,460,950	21.91%
Avg Sold Price	\$352,588	\$361,524	-2.47%
Median Sold Price	\$353,700	\$365,200	-3.15%
Units Sold	50	40	25.00%
Avg Days on Market	28	33	-15.15%
Avg List Price for Solds	\$361,329	\$368,797	-2.02%
Avg SP to OLP Ratio	98.6%	99.3%	-0.63%
Ratio of Avg SP to Avg OLP	99.0%	99.3%	-0.33%
Attached Avg Sold Price	\$298,869	\$274,563	8.85%
Detached Avg Sold Price	\$410,783	\$419,498	-2.08%
Attached Units Sold	26	16	62.50%
Detached Units Sold	24	24	0.00%

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

	Jul 2018	Jul 2017	% Change
Active Listings	75	67	11.94%
New Listings	52	44	18.18%
New Under Contracts	20	16	25.00%
New Contingents	23	20	15.00%
New Pendings	43	36	19.44%
All Pendings	41	45	-8.89%

Financing (Sold)

Assumption	0
Cash	5
Conventional	21
FHA	8
Other	2
Owner	0
VA	14

Days on Market (Sold)

0	2
1 to 10	19
11 to 20	4
21 to 30	7
31 to 60	13
61 to 90	3
91 to 120	2
121 to 180	0
181 to 360	0
361 to 720	0
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	1	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	0	0	0
\$200K to \$299,999	0	0	0	8	0	0	3	2	11	0
\$300K to \$399,999	1	1	3	11	5	2	0	11	9	0
\$400K to \$499,999	0	0	0	1	13	0	0	32	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	2	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	5	20	18	2	3	55	20	0
Avg Sold Price	\$396,000	\$300,000	\$354,580	\$307,680	\$427,216	\$321,500	\$224,667			
Prev Year - Avg Sold Price	\$347,500	\$0	\$335,000	\$284,833	\$440,418	\$302,500	\$185,000			
Avg Sold % Change	13.96%	0.00%	5.84%	8.02%	-3.00%	6.28%	21.44%			
Prev Year - # of Solds	2	0	3	12	19	2	2			

Active Detail