

December 2018

22025, Dumfries, VA

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$8,003,700	\$9,772,000	-18.10%
Avg Sold Price	\$347,987	\$336,966	3.27%
Median Sold Price	\$333,000	\$300,000	11.00%
Units Sold	23	29	-20.69%
Avg Days on Market	91	63	44.44%
Avg List Price for Solds	\$354,512	\$339,662	4.37%
Avg SP to OLP Ratio	94.6%	97.1%	-2.53%
Ratio of Avg SP to Avg OLP	94.5%	97.3%	-2.84%
Attached Avg Sold Price	\$294,700	\$281,575	4.66%
Detached Avg Sold Price	\$396,833	\$405,138	-2.05%
Attached Units Sold	11	16	-31.25%
Detached Units Sold	12	13	-7.69%

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 2018	Dec 2017	% Change
Active Listings	33	36	-8.33%
New Listings	11	14	-21.43%
New Under Contracts	7	10	-30.00%
New Contingents	4	14	-71.43%
New Pending	11	24	-54.17%
All Pending	16	27	-40.74%

Financing (Sold)

Assumption	0
Cash	1
Conventional	11
FHA	5
Other	1
Owner	0
VA	5

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	2
21 to 30	0
31 to 60	6
61 to 90	6
91 to 120	0
121 to 180	3
181 to 360	4
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	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	0	0	0
\$200K to \$299,999	0	2	1	2	0	0	0	0	4	0
\$300K to \$399,999	0	0	1	5	3	2	0	8	1	0
\$400K to \$499,999	0	0	1	0	5	0	0	12	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	4	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	0	2	3	7	9	2	0	28	5	0
Avg Sold Price	\$0	\$234,000	\$354,333	\$308,814	\$411,000	\$306,000	\$0			
Prev Year - Avg Sold Price	\$0	\$258,000	\$372,167	\$285,245	\$415,030	\$283,833	\$0			
Avg Sold % Change	0.00%	-9.30%	-4.79%	8.26%	-0.97%	7.81%	0.00%			
Prev Year - # of Solds	0	2	3	11	10	3	0			

Active Detail