

February 2017

22025, Dumfries, VA

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$8,554,100	\$6,379,610	34.08%
Avg Sold Price	\$342,164	\$303,791	12.63%
Median Sold Price	\$335,000	\$280,000	19.64%
Units Sold	25	21	19.05%
Avg Days on Market	39	93	-58.06%
Avg List Price for Solds	\$344,983	\$313,889	9.91%
Avg SP to OLP Ratio	97.3%	97.0%	0.28%
Ratio of Avg SP to Avg OLP	97.3%	99.3%	-2.01%
Attached Avg Sold Price	\$275,950	\$253,884	8.69%
Detached Avg Sold Price	\$386,307	\$370,333	4.31%
Attached Units Sold	10	12	-16.67%
Detached Units Sold	15	9	66.67%

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 2017	Feb 2016	% Change
Active Listings	25	46	-45.65%
New Listings	27	31	-12.90%
New Under Contracts	5	11	-54.55%
New Contingents	17	17	0.00%
New Pendings	22	28	-21.43%
All Pendings	30	45	-33.33%

Financing (Sold)

Assumption	0
Cash	3
Conventional	6
FHA	8
Other	0
Owner	0
VA	8

Days on Market (Sold)

0	1
1 to 10	10
11 to 20	1
21 to 30	3
31 to 60	3
61 to 90	4
91 to 120	1
121 to 180	2
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	0	0	0	0	0	1	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	1	0	0	0
\$200K to \$299,999	0	1	0	3	1	0	1	0	4	0
\$300K to \$399,999	1	0	2	2	6	2	0	4	0	0
\$400K to \$499,999	0	0	2	0	2	0	0	9	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	3	1	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
<b>Total</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>10</b>	<b>2</b>	<b>2</b>	<b>20</b>	<b>5</b>	<b>0</b>
Avg Sold Price	\$335,000	\$274,500	\$376,225	\$294,000	\$395,470	\$318,000	\$189,500			
Prev Year - Avg Sold Price	\$0	\$265,000	\$272,500	\$266,727	\$419,250	\$277,250	\$174,750			
Avg Sold % Change	0.00%	3.58%	38.06%	10.23%	-5.67%	14.70%	8.44%			
Prev Year - # of Solds	0	1	3	6	6	3	2			

Active Detail