

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	38	54	-29.63%		
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				
Cash	3			
Conventional	6			
FHA	8			
Other	0			
Owner	0			
VA	8			

Days on Market (Sold)

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

Sold Detail Active Detail

		Residential			Condo/Coop	Condo/Coop		Active Listings		
	2 or	Less BR	3	BR	4 or l	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	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
Total	1	1	4	5	10	2	2	20	5	0
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			

-5.67%

6

14.70%

3

8.44%

2



0.00%

0

3.58%

38.06%

10.23%

6

Avg Sold % Change

Prev Year - # of Solds