## April 2017 <br> 22025, Dumfries, VA

## Sold Summary

|  | Apr 2017 | Apr 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 11,386,590$ | $\$ 9,893,750$ | $15.09 \%$ |
| Avg Sold Price | $\$ 345,048$ | $\$ 329,792$ | $4.63 \%$ |
| Median Sold Price | $\$ 337,990$ | $\$ 332,500$ | $1.65 \%$ |
| Units Sold | 33 | 30 | $10.00 \%$ |
| Avg Days on Market | 17 | 53 | $-67.92 \%$ |
| Avg List Price for Solds | $\$ 343,528$ | $\$ 332,863$ | $3.20 \%$ |
| Avg SP to OLP Ratio | $99.8 \%$ | $98.0 \%$ | $1.87 \%$ |
| Ratio of Avg SP to Avg OLP | $99.5 \%$ | $97.5 \%$ | $2.09 \%$ |
| Attached Avg Sold Price | $\$ 272,066$ | $\$ 243,227$ | $11.86 \%$ |
| Detached Avg Sold Price | $\$ 405,867$ | $\$ 395,988$ | $2.49 \%$ |
| Attached Units Sold | 15 | 13 | $15.38 \%$ |
| Detached Units Sold | 18 | 17 | $5.88 \%$ |

## 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

|  | Apr 2017 | Apr 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 43 | 54 | $-20.37 \%$ |
| New Listings | 51 | 57 | $-10.53 \%$ |
| New Under Contracts | 21 | 15 | $40.00 \%$ |
| New Contingents | 26 | 44 | $-40.91 \%$ |
| New Pendings | 47 | 59 | $-20.34 \%$ |
| All Pendings | 57 | 81 | $-29.63 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 5 |
| Conventional | 14 |
| FHA | 8 |
| Other | 0 |
| Owner | 0 |
| VA | 6 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 22 |
| 11 to 20 | 3 |
| 21 to 30 | 5 |
| 31 to 60 | 2 |
| 61 to 90 | 0 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 1 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 1 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 9 | 0 | 2 | 0 | 0 | 2 | 0 |
| \$300K to \$399,999 | 1 | 0 | 4 | 3 | 5 | 0 | 0 | 8 | 4 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 21 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 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 | 0 | 7 | 12 | 10 | 2 | 1 | 37 | 6 | 0 |
| Avg Sold Price | \$385,000 | \$0 | \$399,257 | \$279,916 | \$412,580 | \$281,000 | \$160,000 |  |  |  |
| Prev Year - Avg Sold Price | \$344,950 | \$208,750 | \$369,333 | \$260,914 | \$411,158 | \$287,500 | \$171,525 |  |  |  |
| Avg Sold \% Change | 11.61\% | 0.00\% | 8.10\% | 7.28\% | 0.35\% | -2.26\% | -6.72\% |  |  |  |
| Prev Year - \# of Solds | 2 | 2 | 3 | 7 | 12 | 2 | 2 |  |  |  |

