

May 2017

22025, Dumfries, VA

Sold Summary

	May 2017	May 2016	% Change		
Sold Dollar Volume	\$13,640,643	\$15,355,197	-11.17%		
Avg Sold Price	\$358,964	\$341,227	5.20%		
Median Sold Price	\$352,500	\$330,000	6.82%		
Units Sold	38	45	-15.56%		
Avg Days on Market	12	28	-57.14%		
Avg List Price for Solds	\$362,515	\$345,073	5.05%		
Avg SP to OLP Ratio	99.1%	98.1%	1.09%		
Ratio of Avg SP to Avg OLP	101.2%	98.0%	3.21%		
Attached Avg Sold Price	\$291,380	\$271,305	7.40%		
Detached Avg Sold Price	\$403,041	\$392,323	2.73%		
Attached Units Sold	15	19	-21.05%		
Detached Units Sold	23	26	-11.54%		

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

	May 2017	May 2016	% Change	
Active Listings	50	59	-15.25%	
New Listings	57	50	14.00%	
New Under Contracts	22	14	57.14%	
New Contingents	27	32	-15.63%	
New Pendings	49	46	6.52%	
All Pendings	64	71	-9.86%	

Financing (Sold)

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Assumption	0
Cash	2
Conventional	19
FHA	6
Other	1
Owner	0
VA	10

Days on Market (Sold)

0	1
1 to 10	23
11 to 20	7
21 to 30	4
31 to 60	3
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or I	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	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	1
\$200K to \$299,999	0	1	0	7	0	0	1	0	5	0
\$300K to \$399,999	2	0	4	3	5	2	0	8	6	0
\$400K to \$499,999	0	1	1	0	9	0	0	18	2	0
\$500K to \$599,999	0	0	0	0	2	0	0	7	0	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	2	2	5	10	16	2	1	36	13	1
Avg Sold Price	\$348,450	\$352,450	\$363,960	\$281,599	\$422,078	\$311,500	\$226,804			
Prev Year - Avg Sold Price	\$349,000	\$241,450	\$369,300	\$275,146	\$402,275	\$300,000	\$195,000			
Avg Sold % Change	-0.16%	45.97%	-1.45%	2.35%	4.92%	3.83%	16.31%			

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Prev Year - # of Solds