

June 2017

22025, Dumfries, VA

Sold Summary

	Jun 2017	Jun 2016	% Change
Sold Dollar Volume	\$16,412,390	\$14,366,922	14.24%
Avg Sold Price	\$373,009	\$326,521	14.24%
Median Sold Price	\$369,450	\$299,950	23.17%
Units Sold	44	44	0.00%
Avg Days on Market	21	31	-32.26%
Avg List Price for Solds	\$371,565	\$330,137	12.55%
Avg SP to OLP Ratio	99.5%	97.5%	2.01%
Ratio of Avg SP to Avg OLP	101.7%	97.5%	4.37%
Attached Avg Sold Price	\$287,706	\$266,527	7.95%
Detached Avg Sold Price	\$417,131	\$392,229	6.35%
Attached Units Sold	15	23	-34.78%
Detached Units Sold	29	21	38.10%

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

	Jun 2017	Jun 2016	% Change
Active Listings	62	67	-7.46%
New Listings	61	57	7.02%
New Under Contracts	21	14	50.00%
New Contingents	25	31	-19.35%
New Pendings	46	45	2.22%
All Pendings	56	62	-9.68%

Financing (Sold)

Assumption	0
Cash	1
Conventional	16
FHA	10
Other	2
Owner	0
VA	17

Days on Market (Sold)

0	4
1 to 10	21
11 to 20	9
21 to 30	2
31 to 60	7
61 to 90	0
91 to 120	2
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	2	0	6	0	1	0
\$300K to \$399,999	2	0	3	4	6	2	0
\$400K to \$499,999	1	0	1	0	14	0	0
\$500K to \$599,999	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	3	2	4	10	22	3	0
Avg Sold Price	\$356,633	\$249,500	\$376,725	\$290,389	\$432,727	\$304,233	\$0
Prev Year - Avg Sold Price	\$269,950	\$231,250	\$367,500	\$279,902	\$409,524	\$279,400	\$176,250
Avg Sold % Change	32.11%	7.89%	2.51%	3.75%	5.67%	8.89%	0.00%
Prev Year - # of Solds	2	2	2	13	17	6	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	0	0
1	0	0
0	0	0
1	0	0
0	13	0
5	7	0
21	1	0
10	0	0
1	0	0
0	0	0
0	0	0
0	0	0
0	0	0
41	21	0