

July 2017

22025, Dumfries, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$14,460,950	\$14,459,121	0.01%
Avg Sold Price	\$361,524	\$328,616	10.01%
Median Sold Price	\$365,200	\$321,500	13.59%
Units Sold	40	44	-9.09%
Avg Days on Market	33	49	-32.65%
Avg List Price for Solds	\$368,797	\$332,261	11.00%
Avg SP to OLP Ratio	99.3%	97.4%	1.86%
Ratio of Avg SP to Avg OLP	99.3%	97.3%	2.09%
Attached Avg Sold Price	\$274,563	\$265,843	3.28%
Detached Avg Sold Price	\$419,498	\$368,140	13.95%
Attached Units Sold	16	17	-5.88%
Detached Units Sold	24	27	-11.11%

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

	Jul 2017	Jul 2016	% Change
Active Listings	67	52	28.85%
New Listings	44	40	10.00%
New Under Contracts	16	19	-15.79%
New Contingents	20	30	-33.33%
New Pendings	36	49	-26.53%
All Pendings	45	66	-31.82%

Financing (Sold)

Assumption	0
Cash	3
Conventional	17
FHA	7
Other	1
Owner	0
VA	12

Days on Market (Sold)

0	1
1 to 10	16
11 to 20	5
21 to 30	2
31 to 60	14
61 to 90	0
91 to 120	0
121 to 180	1
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	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	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	9	0	1	1	1	13	0
\$300K to \$399,999	2	0	0	3	4	1	0	9	9	0
\$400K to \$499,999	0	0	1	0	12	0	0	22	0	0
\$500K to \$599,999	0	0	1	0	3	0	0	9	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	0	3	12	19	2	2	44	22	1
Avg Sold Price	\$347,500	\$0	\$335,000	\$284,833	\$440,418	\$302,500	\$185,000			
Prev Year - Avg Sold Price	\$342,980	\$260,000	\$347,350	\$268,718	\$383,799	\$290,500	\$185,000			
Avg Sold % Change	1.32%	0.00%	-3.56%	6.00%	14.75%	4.13%	0.00%			
Prev Year - # of Solds	5	1	6	13	16	2	1			

Active Detail