

August 2017
22025, Dumfries, VA

Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$12,987,500	\$15,184,905	-14.47%
Avg Sold Price	\$360,764	\$345,111	4.54%
Median Sold Price	\$372,100	\$327,500	13.62%
Units Sold	36	44	-18.18%
Avg Days on Market	34	22	54.55%
Avg List Price for Solds	\$364,902	\$349,457	4.42%
Avg SP to OLP Ratio	97.0%	98.1%	-1.12%
Ratio of Avg SP to Avg OLP	97.0%	98.2%	-1.21%
Attached Avg Sold Price	\$289,393	\$269,986	7.19%
Detached Avg Sold Price	\$411,743	\$402,207	2.37%
Attached Units Sold	15	19	-21.05%
Detached Units Sold	21	25	-16.00%

- 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

	Aug 2017	Aug 2016	% Change
Active Listings	68	47	44.68%
New Listings	40	31	29.03%
New Under Contracts	13	13	0.00%
New Contingents	16	21	-23.81%
New Pendings	29	34	-14.71%
All Pendings	35	48	-27.08%

Financing (Sold)

Assumption	0
Cash	3
Conventional	11
FHA	13
Other	2
Owner	0
VA	7

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	11
21 to 30	4
31 to 60	11
61 to 90	1
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
	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	1	1	0	6	0	2	1
\$300K to \$399,999	0	0	1	1	4	3	0
\$400K to \$499,999	0	0	2	0	12	1	0
\$500K to \$599,999	0	0	1	0	0	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	1	1	4	7	16	6	1
Avg Sold Price	\$205,000	\$253,000	\$443,975	\$279,857	\$416,606	\$319,150	\$214,000
Prev Year - Avg Sold Price	\$0	\$265,000	\$358,684	\$281,115	\$422,688	\$290,000	\$179,000
Avg Sold % Change	0.00%	-4.53%	23.78%	-0.45%	-1.44%	10.05%	19.55%
Prev Year - # of Solds	0	1	8	15	17	1	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	0	0
0	0	0
0	0	0
0	0	0
2	16	0
16	5	0
18	0	0
8	0	0
1	0	0
0	0	0
0	0	0
0	0	0
47	21	0