

October 2017

22025, Dumfries, VA

Sold Summary

	Oct 2017	Oct 2016	% Change		
Sold Dollar Volume	\$9,060,930	\$6,426,000	41.00%		
Avg Sold Price	\$323,605	\$338,211	-4.32%		
Median Sold Price	\$314,500	\$330,000	-4.70%		
Units Sold	28	19	47.37%		
Avg Days on Market	31	36	-13.89%		
Avg List Price for Solds	\$325,652	\$343,545	-5.21%		
Avg SP to OLP Ratio	99.0%	96.9%	2.15%		
Ratio of Avg SP to Avg OLP	98.7%	96.7%	2.06%		
Attached Avg Sold Price	\$266,720	\$277,444	-3.87%		
Detached Avg Sold Price	\$389,241	\$392,900	-0.93%		
Attached Units Sold	15	9	66.67%		
Detached Units Sold	13	10	30.00%		

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

	Oct 2017	Oct 2016	% Change	
Active Listings	56	39	43.59%	
New Listings	38	32	18.75%	
New Under Contracts	17	13	30.77%	
New Contingents	20	18	11.11%	
New Pendings	37	31	19.35%	
All Pendings	44	39	12.82%	

Financing (Sold)

Assumption	0
Cash	0
Conventional	12
FHA	9
Other	1
Owner	0
VA	8

Days on Market (Sold)

0	2
1 to 10	7
11 to 20	6
21 to 30	7
31 to 60	2
61 to 90	3
91 to 120	1
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or 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	1	0	0	1
\$200K to \$299,999	0	0	0	9	0	2	1	1	13	0
\$300K to \$399,999	2	0	1	1	6	1	0	9	5	0
\$400K to \$499,999	0	0	0	0	4	0	0	18	1	0
\$500K to \$599,999	0	0	0	0	0	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	0	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	2	0	1	10	10	3	2	36	19	1
Avg Sold Price	\$348,500	\$0	\$378,000	\$275,890	\$398,513	\$283,000	\$196,450			
Prev Year - Avg Sold Price	\$0	\$242,500	\$366,500	\$287,375	\$410,500	\$276,250	\$0			

-2.92%

6

2.44%

4

0.00%

0



0.00%

0

0.00%

3.14%

-4.00%

4

Avg Sold % Change

Prev Year - # of Solds