

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	38	42	-9.52%
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	11
FHA	8
Other	1
Owner	0
VA	8

Days on Market (Sold)

0	2
1 to 10	7
11 to 20	5
21 to 30	5
31 to 60	2
61 to 90	4
91 to 120	1
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	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
<b>Total</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>10</b>	<b>3</b>	<b>2</b>	<b>36</b>	<b>19</b>	<b>1</b>
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			
Avg Sold % Change	0.00%	0.00%	3.14%	-4.00%	-2.92%	2.44%	0.00%			
Prev Year - # of Solds	0	1	4	4	6	4	0			

Active Detail