

January 2018

22025, Dumfries, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$5,726,900	\$8,854,050	-35.32%
Avg Sold Price	\$357,931	\$368,919	-2.98%
Median Sold Price	\$355,000	\$369,000	-3.79%
Units Sold	16	24	-33.33%
Avg Days on Market	47	37	27.03%
Avg List Price for Solds	\$360,637	\$373,785	-3.52%
Avg SP to OLP Ratio	98.0%	98.1%	-0.13%
Ratio of Avg SP to Avg OLP	97.5%	98.1%	-0.65%
Attached Avg Sold Price	\$290,050	\$284,771	1.85%
Detached Avg Sold Price	\$425,813	\$403,568	5.51%
Attached Units Sold	8	7	14.29%
Detached Units Sold	8	17	-52.94%

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

	Jan 2018	Jan 2017	% Change
Active Listings	38	18	111.11%
New Listings	26	25	4.00%
New Under Contracts	6	8	-25.00%
New Contingents	20	18	11.11%
New Pendings	26	26	0.00%
All Pendings	32	36	-11.11%

Financing (Sold)

Assumption	0
Cash	1
Conventional	6
FHA	5
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	0
21 to 30	1
31 to 60	4
61 to 90	5
91 to 120	0
121 to 180	1
181 to 360	0
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	4	0	1	0	0	5	0
\$300K to \$399,999	2	0	1	1	2	0	0	7	3	0
\$400K to \$499,999	0	0	0	0	2	1	0	14	2	0
\$500K to \$599,999	0	0	0	0	0	0	0	3	0	0
\$600K to \$799,999	0	0	0	0	1	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	1	5	5	2	1	27	10	1
Avg Sold Price	\$375,000	\$0	\$350,000	\$289,480	\$461,300	\$348,000	\$177,000			
Prev Year - Avg Sold Price	\$347,750	\$211,000	\$412,100	\$289,600	\$410,465	\$312,000	\$0			
Avg Sold % Change	7.84%	0.00%	-15.07%	-0.04%	12.38%	11.54%	0.00%			
Prev Year - # of Solds	2	1	5	4	10	2	0			

Active Detail