

April 2018

22025, Dumfries, VA

Sold Summary

	Apr 2018	Apr 2017	% Change
Sold Dollar Volume	\$11,087,339	\$11,386,590	-2.63%
Avg Sold Price	\$369,578	\$345,048	7.11%
Median Sold Price	\$385,094	\$337,990	13.94%
Units Sold	30	33	-9.09%
Avg Days on Market	29	15	93.33%
Avg List Price for Solds	\$370,390	\$343,528	7.82%
Avg SP to OLP Ratio	98.3%	99.8%	-1.46%
Ratio of Avg SP to Avg OLP	98.6%	99.5%	-0.92%
Attached Avg Sold Price	\$291,950	\$272,066	7.31%
Detached Avg Sold Price	\$428,941	\$405,867	5.69%
Attached Units Sold	13	15	-13.33%
Detached Units Sold	17	18	-5.56%

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

	Apr 2018	Apr 2017	% Change
Active Listings	49	43	13.95%
New Listings	75	51	47.06%
New Under Contracts	17	21	-19.05%
New Contingents	44	26	69.23%
New Pendings	61	47	29.79%
All Pendings	82	57	43.86%

Financing (Sold)

Assumption	0
Cash	1
Conventional	16
FHA	5
Other	1
Owner	0
VA	7

Days on Market (Sold)

0	2
1 to 10	11
11 to 20	7
21 to 30	2
31 to 60	4
61 to 90	0
91 to 120	3
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	2	2	0	0
\$200K to \$299,999	0	3	0	2	0	1	0	2	6	1
\$300K to \$399,999	0	0	5	3	1	0	0	5	8	0
\$400K to \$499,999	1	0	0	1	8	1	0	16	1	0
\$500K to \$599,999	0	0	1	0	0	0	0	5	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	1	3	6	6	10	2	2	33	15	1
Avg Sold Price	\$425,000	\$258,617	\$378,698	\$324,250	\$459,480	\$360,000	\$177,000			
Prev Year - Avg Sold Price	\$385,000	\$0	\$399,257	\$279,916	\$412,580	\$281,000	\$160,000			
Avg Sold % Change	10.39%	0.00%	-5.15%	15.84%	11.37%	28.11%	10.63%			
Prev Year - # of Solds	1	0	7	12	10	2	1			

Active Detail