

July 2018

22025, Dumfries, VA

Sold Summary

	Jul 2018	Jul 2017	% Change		
Sold Dollar Volume	\$17,629,390	\$14,460,950	21.91%		
Avg Sold Price	\$352,588	\$361,524	-2.47%		
Median Sold Price	\$353,700	\$365,200	-3.15%		
Units Sold	50	40	25.00%		
Avg Days on Market	27	24	12.50%		
Avg List Price for Solds	\$361,329	\$368,797	-2.02%		
Avg SP to OLP Ratio	98.6%	99.3%	-0.63%		
Ratio of Avg SP to Avg OLP	99.0%	99.3%	-0.33%		
Attached Avg Sold Price	\$298,869	\$274,563	8.85%		
Detached Avg Sold Price	\$410,783	\$419,498	-2.08%		
Attached Units Sold	26	16	62.50%		
Detached Units Sold	24	24	0.00%		

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

	Jul 2018	Jul 2017	% Change	
Active Listings	75	67	11.94%	
New Listings	52	44	18.18%	
New Under Contracts	20	16	25.00%	
New Contingents	23	20	15.00%	
New Pendings	43	36	19.44%	
All Pendings	41	45	-8.89%	

Financing (Sold)

Assumption	0
Cash	5
Conventional	21
FHA	8
Other	2
Owner	0
VA	16

Days on Market (Sold)

0	1	
1 to 10	20	
11 to 20	4	
21 to 30	10	
31 to 60	12	
61 to 90	1	
91 to 120	2	
121 to 180	1	
181 to 360	0	
361 to 720	0	
721+	0	

Sold Detail Active Detail

	Residential					Condo/Coop		Active Listings		
	2 or	Less BR	3	BR	4 or l	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	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	8	0	0	3	2	11	0
\$300K to \$399,999	1	1	3	11	5	2	0	11	9	0
\$400K to \$499,999	0	0	0	1	13	0	0	32	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	2	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	1	5	20	18	2	3	55	20	0
Avg Sold Price	\$396,000	\$300,000	\$354,580	\$307,680	\$427,216	\$321,500	\$224,667			
Prev Year - Avg Sold Price	\$347,500	\$0	\$335,000	\$284,833	\$440,418	\$302,500	\$185,000			

-3.00%

19

6.28%

21.44%

2



13.96%

0.00%

0

5.84%

8.02%

12

Avg Sold % Change

Prev Year - # of Solds