

# August 2018

22025, Dumfries, VA

## **Sold Summary**

	Aug 2018	Aug 2017	% Change		
Sold Dollar Volume	\$9,625,200	\$12,987,500	-25.89%		
Avg Sold Price	\$343,757	\$360,764	-4.71%		
Median Sold Price	\$340,000	\$372,100	-8.63%		
Units Sold	28	36	-22.22%		
Avg Days on Market	23	34	-32.35%		
Avg List Price for Solds	\$342,545	\$364,902	-6.13%		
Avg SP to OLP Ratio	99.7%	97.0%	2.78%		
Ratio of Avg SP to Avg OLP	99.5%	97.0%	2.61%		
Attached Avg Sold Price	\$291,560	\$289,393	0.75%		
Detached Avg Sold Price	\$403,985	\$411,743	-1.88%		
Attached Units Sold	15	15	0.00%		
Detached Units Sold	13	21	-38.10%		

#### 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**

	Aug 2018	Aug 2017	% Change	
Active Listings	73	68	7.35%	
New Listings	56	40	40.00%	
New Under Contracts	18	13	38.46%	
New Contingents	26	16	62.50%	
New Pendings	44	29	51.72%	
All Pendings	49	35	40.00%	

#### Financing (Sold)

Assumption	0
Cash	1
Conventional	12
FHA	8
Other	1
Owner	0
VA	6

## Days on Market (Sold)

0	1
1 to 10	13
11 to 20	7
21 to 30	4
31 to 60	3
61 to 90	0
91 to 120	0
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or 1	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	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	7	0	0	1	3	11	0
\$300K to \$399,999	2	1	3	6	2	0	0	13	10	0
\$400K to \$499,999	0	0	3	0	3	0	0	26	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	2	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	4	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	1	6	13	5	0	1	51	21	1
Avg Sold Price	\$387,450	\$300,000	\$403,817	\$295,185	\$410,800	\$0	\$236,000			
Prev Year - Avg Sold Price	\$205,000	\$253,000	\$443,975	\$279,857	\$416,606	\$319,150	\$214,000			
Avg Sold % Change	89.00%	18.58%	-9.05%	5.48%	-1.39%	0.00%	10.28%			

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Prev Year - # of Solds