## August 2018 <br> 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

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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\% |  |  |  |
| Prev Year - \# of Solds | 1 | 1 | 4 | 7 | 16 | 6 | 1 |  |  |  |

