

November 2018

22025, Dumfries, VA

Sold Summary

	Nov 2018	Nov 2017	% Change		
Sold Dollar Volume	\$10,584,400	\$11,391,830	-7.09%		
Avg Sold Price	\$378,014	\$367,478	2.87%		
Median Sold Price	\$375,000	\$349,900	7.17%		
Units Sold	28	31	-9.68%		
Avg Days on Market	46	45	2.22%		
Avg List Price for Solds	\$382,196	\$366,778	4.20%		
Avg SP to OLP Ratio	95.7%	98.0%	-2.28%		
Ratio of Avg SP to Avg OLP	96.2%	101.3%	-5.01%		
Attached Avg Sold Price	\$293,613	\$290,602	1.04%		
Detached Avg Sold Price	\$411,775	\$439,550	-6.32%		
Attached Units Sold	8	15	-46.67%		
Detached Units Sold	20	16	25.00%		

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

	Nov 2018	Nov 2017	% Change	
Active Listings	47	49	-4.08%	
New Listings	20	22	-9.09%	
New Under Contracts	16	8	100.00%	
New Contingents	11	18	-38.89%	
New Pendings	27	26	3.85%	
All Pendings	32	35	-8.57%	

Financing (Sold)

Assumption	0
Cash	2
Conventional	16
FHA	3
Other	0
Owner	0
VA	7

Days on Market (Sold)

0	1	
1 to 10	5	
11 to 20	5	
21 to 30	1	
31 to 60	10	
61 to 90	8	
91 to 120	1	
121 to 180	1	
181 to 360	0	
361 to 720	0	
721+	0	

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			gs	
	2 or Less BR		3 BR		4 or 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	1	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	1	0	4	0	0	0	0	4	1
\$300K to \$399,999	1	0	2	3	3	0	0	9	5	0
\$400K to \$499,999	1	0	1	0	7	0	0	18	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	3	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	5	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	3	1	4	7	13	0	0	37	9	1
Avg Sold Price	\$333,333	\$215,000	\$305,000	\$304,843	\$462,731	\$0	\$0			
Prev Year - Avg Sold Price	\$363,500	\$272,000	\$500,000	\$302,366	\$446,600	\$287,500	\$186,000			
Avg Sold % Change	-8.30%	-20.96%	-39.00%	0.82%	3.61%	0.00%	0.00%			

13

11

2



Prev Year - # of Solds