

January 2019

22025, Dumfries, VA

Sold Summary

	Jan 2019	Jan 2018	% Change	
Sold Dollar Volume	\$4,684,700	\$5,726,900	-18.20%	
Avg Sold Price	\$360,362	\$357,931	0.68%	
Median Sold Price	\$349,000	\$355,000	-1.69%	
Units Sold	13	16	-18.75%	
Avg Days on Market	34	46	-26.09%	
Avg List Price for Solds	\$364,992	\$360,637	1.21%	
Avg SP to OLP Ratio	97.3%	98.0%	-0.63%	
Ratio of Avg SP to Avg OLP	97.1%	97.5%	-0.37%	
Attached Avg Sold Price	\$296,667	\$290,050	2.28%	
Detached Avg Sold Price	\$414,957	\$425,813	-2.55%	
Attached Units Sold	6	8	-25.00%	
Detached Units Sold	7	8	-12.50%	

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

	Jan 2019	Jan 2018	% Change	
Active Listings	28	38	-26.32%	
New Listings	23	26	-11.54%	
New Under Contracts	10	6	66.67%	
New Contingents	14	20	-30.00%	
New Pendings	24	26	-7.69%	
All Pendings	24	32	-25.00%	

Financing (Sold)

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Assumption	0
Cash	2
Conventional	4
FHA	4
Other	0
Owner	0
VA	3

Days on Market (Sold)

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

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			js	
	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	0	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	0	0	0	0	0	0	1	0	6	0
\$300K to \$399,999	0	0	2	4	1	1	0	5	2	0
\$400K to \$499,999	0	0	1	0	2	0	0	9	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	3	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	0	0	3	4	4	1	1	20	8	0
Avg Sold Price	\$0	\$0	\$374,967	\$318,750	\$444,950	\$300,000	\$205,000			
Prev Year - Avg Sold Price	\$375,000	\$0	\$350,000	\$289,480	\$461,300	\$348,000	\$177,000			

-3.54%

5

-13.79%

15.82%



0.00%

0.00%

0

7.13%

10.11%

5

Avg Sold % Change

Prev Year - # of Solds