

March 2019

22025, Dumfries, VA

Sold Summary

	Mar 2019	Mar 2018	% Change
Sold Dollar Volume	\$8,556,600	\$11,627,099	-26.41%
Avg Sold Price	\$372,026	\$352,336	5.59%
Median Sold Price	\$358,000	\$349,900	2.31%
Units Sold	23	33	-30.30%
Avg Days on Market	21	37	-43.24%
Avg List Price for Solds	\$373,478	\$355,315	5.11%
Avg SP to OLP Ratio	98.9%	98.2%	0.69%
Ratio of Avg SP to Avg OLP	98.8%	98.1%	0.66%
Attached Avg Sold Price	\$298,125	\$278,421	7.08%
Detached Avg Sold Price	\$411,440	\$406,800	1.14%
Attached Units Sold	8	14	-42.86%
Detached Units Sold	15	19	-21.05%

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

	Mar 2019	Mar 2018	% Change
Active Listings	42	38	10.53%
New Listings	56	54	3.70%
New Under Contracts	30	12	150.00%
New Contingents	17	33	-48.48%
New Pending	47	45	4.44%
All Pending	51	56	-8.93%

Financing (Sold)

Assumption	0
Cash	2
Conventional	6
FHA	4
Other	0
Owner	0
VA	11

Days on Market (Sold)

0	0
1 to 10	15
11 to 20	1
21 to 30	4
31 to 60	1
61 to 90	2
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	1	0	3	0	0	0
\$300K to \$399,999	1	0	1	2	4	2	0
\$400K to \$499,999	0	0	0	0	8	0	0
\$500K to \$599,999	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	1	1	5	13	2	0
Avg Sold Price	\$333,000	\$269,000	\$345,000	\$290,400	\$422,585	\$332,000	\$0
Prev Year - Avg Sold Price	\$369,950	\$284,900	\$374,000	\$295,000	\$426,608	\$278,000	\$192,500
Avg Sold % Change	-9.99%	-5.58%	-7.75%	-1.56%	-0.94%	19.42%	0.00%
Prev Year - # of Solds	2	1	5	10	12	1	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	0	0
0	0	0
0	0	0
0	0	1
0	5	0
9	3	0
15	0	0
2	0	0
4	0	0
1	0	0
0	0	0
0	0	0
0	0	0
33	8	1