

May 2019

22025, Dumfries, VA

Sold Summary

	May 2019	May 2018	% Change
Sold Dollar Volume	\$19,464,580	\$23,003,288	-15.38%
Avg Sold Price	\$389,292	\$383,388	1.54%
Median Sold Price	\$389,250	\$372,000	4.64%
Units Sold	50	60	-16.67%
Avg Days on Market	20	27	-25.93%
Avg List Price for Solds	\$389,004	\$385,947	0.79%
Avg SP to OLP Ratio	99.8%	98.8%	1.05%
Ratio of Avg SP to Avg OLP	99.8%	98.7%	1.05%
Attached Avg Sold Price	\$292,650	\$312,687	-6.41%
Detached Avg Sold Price	\$439,077	\$430,522	1.99%
Attached Units Sold	17	24	-29.17%
Detached Units Sold	33	36	-8.33%

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

	May 2019	May 2018	% Change
Active Listings	33	66	-50.00%
New Listings	53	63	-15.87%
New Under Contracts	37	13	184.62%
New Contingents	15	34	-55.88%
New Pendings	52	47	10.64%
All Pendings	66	61	8.20%

Financing (Sold)

Assumption	0
Cash	1
Conventional	20
FHA	9
Other	0
Owner	0
VA	20

Days on Market (Sold)

0	2
1 to 10	28
11 to 20	6
21 to 30	4
31 to 60	5
61 to 90	4
91 to 120	0
121 to 180	0
181 to 360	2
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	3
\$200K to \$299,999	0	0	0	2	0	3	0
\$300K to \$399,999	1	0	3	8	7	1	0
\$400K to \$499,999	0	0	4	0	13	0	0
\$500K to \$599,999	0	0	0	0	5	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	0	7	10	25	4	3
Avg Sold Price	\$365,900	\$0	\$408,929	\$323,105	\$450,445	\$296,000	\$186,667
Prev Year - Avg Sold Price	\$364,000	\$250,000	\$407,211	\$306,724	\$441,150	\$373,333	\$0
Avg Sold % Change	0.52%	0.00%	0.42%	5.34%	2.11%	-20.71%	0.00%
Prev Year - # of Solds	1	1	9	20	26	3	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	0	0
0	0	0
0	0	0
0	0	0
0	3	0
6	4	0
10	2	0
2	0	0
3	0	0
1	0	0
0	0	0
0	0	0
0	0	0
24	9	0