## July 2019

22025, Dumfries, VA

## Sold Summary

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 15,343,530$ | $\$ 17,629,390$ | $-12.97 \%$ |
| Avg Sold Price | $\$ 383,588$ | $\$ 352,588$ | $8.79 \%$ |
| Median Sold Price | $\$ 364,950$ | $\$ 353,700$ | $3.18 \%$ |
| Units Sold | 40 | 50 | $-20.00 \%$ |
| Avg Days on Market | 25 | 27 | $-7.41 \%$ |
| Avg List Price for Solds | $\$ 384,511$ | $\$ 361,329$ | $6.42 \%$ |
| Avg SP to OLP Ratio | $99.5 \%$ | $98.6 \%$ | $0.86 \%$ |
| Ratio of Avg SP to Avg OLP | $99.3 \%$ | $99.0 \%$ | $0.30 \%$ |
| Attached Avg Sold Price | $\$ 321,220$ | $\$ 298,869$ | $7.48 \%$ |
| Detached Avg Sold Price | $\$ 445,957$ | $\$ 410,783$ | $8.56 \%$ |
| Attached Units Sold | 20 | 26 | $-23.08 \%$ |
| Detached Units Sold | 20 | 24 | $-16.67 \%$ |

## 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

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 46 | 75 | $-38.67 \%$ |
| New Listings | 50 | 52 | $-3.85 \%$ |
| New Under Contracts | 25 | 20 | $25.00 \%$ |
| New Contingents | 17 | 23 | $-26.09 \%$ |
| New Pendings | 42 | 43 | $-2.33 \%$ |
| All Pendings | 46 | 41 | $12.20 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 3 |
| Conventional | 18 |
| FHA | 7 |
| Other | 1 |
| Owner | 0 |
| VA | 11 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 22 |
| 11 to 20 | 6 |
| 21 to 30 | 5 |
| 31 to 60 | 5 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 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 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 1 | 0 | 6 | 1 | 0 | 1 | 0 | 5 | 2 |
| \$300K to \$399,999 | 1 | 0 | 2 | 7 | 0 | 3 | 0 | 7 | 8 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 11 | 2 | 0 | 14 | 1 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 3 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 1 | 1 | 4 | 13 | 15 | 5 | 1 | 30 | 14 | 2 |
| Avg Sold Price | \$348,000 | \$292,000 | \$392,625 | \$309, 123 | \$466,709 | \$375,960 | \$234,000 |  |  |  |
| Prev Year - Avg Sold Price | \$396,000 | \$300,000 | \$354,580 | \$307,680 | \$427,216 | \$321,500 | \$224,667 |  |  |  |
| Avg Sold \% Change | -12.12\% | -2.67\% | 10.73\% | 0.47\% | 9.24\% | 16.94\% | 4.15\% |  |  |  |
| Prev Year - \# of Solds | 1 | 1 | 5 | 20 | 18 | 2 | 3 |  |  |  |

