

July 2019

22025, Dumfries, VA

Sold Summary

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	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 Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or I	More BR	All	Res	idential	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	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			

9.24%

18

16.94%

4.15%

3



-12.12%

-2.67%

10.73%

5

0.47%

20

Avg Sold % Change

Prev Year - # of Solds