

September 2019

22025, Dumfries, VA

Sold Summary

	Sep 2019	Sep 2018	% Change
Sold Dollar Volume	\$12,078,287	\$15,229,999	-20.69%
Avg Sold Price	\$355,244	\$371,463	-4.37%
Median Sold Price	\$355,000	\$373,500	-4.95%
Units Sold	34	41	-17.07%
Avg Days on Market	22	33	-33.33%
Avg List Price for Solds	\$358,197	\$371,311	-3.53%
Avg SP to OLP Ratio	98.4%	98.3%	0.12%
Ratio of Avg SP to Avg OLP	98.4%	97.8%	0.63%
Attached Avg Sold Price	\$296,989	\$309,876	-4.16%
Detached Avg Sold Price	\$420,781	\$415,088	1.37%
Attached Units Sold	18	17	5.88%
Detached Units Sold	16	24	-33.33%

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

	Sep 2019	Sep 2018	% Change
Active Listings	39	77	-49.35%
New Listings	33	40	-17.50%
New Under Contracts	21	13	61.54%
New Contingents	12	11	9.09%
New Pendings	33	24	37.50%
All Pendings	34	30	13.33%

Financing (Sold)

Assumption	0
Cash	1
Conventional	15
FHA	4
Other	6
Owner	0
VA	8

Days on Market (Sold)

0	0
1 to 10	14
11 to 20	7
21 to 30	4
31 to 60	7
61 to 90	1
91 to 120	1
121 to 180	0
181 to 360	0
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	Residential		Condo/Coop
	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	2	0	7	0	2	1	2	4	0
\$300K to \$399,999	0	0	2	4	4	1	0	7	8	0
\$400K to \$499,999	1	0	2	1	5	0	0	10	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	3	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	1	2	4	12	11	3	1	27	12	0
Avg Sold Price	\$400,000	\$282,500	\$394,750	\$306,825	\$432,135	\$287,633	\$236,000			
Prev Year - Avg Sold Price	\$0	\$0	\$366,480	\$310,750	\$427,879	\$319,612	\$225,000			
Avg Sold % Change	0.00%	0.00%	7.71%	-1.26%	0.99%	-10.01%	4.89%			
Prev Year - # of Solds	0	0	5	8	19	8	1			

Active Detail