

December 2019
22025, Dumfries, VA

Sold Summary

	Dec 2019	Dec 2018	% Change
Sold Dollar Volume	\$13,266,788	\$8,003,700	65.76%
Avg Sold Price	\$377,191	\$347,987	8.39%
Median Sold Price	\$375,000	\$333,000	12.61%
Units Sold	35	23	52.17%
Avg Days on Market	35	66	-46.97%
Avg List Price for Solds	\$379,051	\$354,512	6.92%
Avg SP to OLP Ratio	99.2%	94.6%	4.86%
Ratio of Avg SP to Avg OLP	99.0%	94.5%	4.72%
Attached Avg Sold Price	\$302,680	\$294,700	2.71%
Detached Avg Sold Price	\$433,074	\$396,833	9.13%
Attached Units Sold	15	11	36.36%
Detached Units Sold	20	12	66.67%

- 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

	Dec 2019	Dec 2018	% Change
Active Listings	17	33	-48.48%
New Listings	17	11	54.55%
New Under Contracts	0	7	0%
New Contingents	0	4	0%
New Pendings	20	11	81.82%
All Pendings	24	16	50.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	13
FHA	9
Other	1
Owner	0
VA	6

Days on Market (Sold)

0	1
1 to 10	7
11 to 20	3
21 to 30	3
31 to 60	11
61 to 90	6
91 to 120	1
121 to 180	2
181 to 360	1
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	0	0	5	0	0	2
\$300K to \$399,999	2	0	3	8	2	0	0
\$400K to \$499,999	0	0	2	0	10	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	1	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	2	0	5	13	13	0	2
Avg Sold Price	\$383,750	\$0	\$396,500	\$315,630	\$454,730	\$0	\$218,500
Prev Year - Avg Sold Price	\$0	\$234,000	\$354,333	\$308,814	\$411,000	\$306,000	\$0
Avg Sold % Change	0.00%	0.00%	11.90%	2.21%	10.64%	0.00%	0.00%
Prev Year - # of Solds	0	2	3	7	9	2	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
1	0	0
1	2	0
2	4	0
5	0	0
2	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
11	6	0