

February 2020
22025, Dumfries, VA

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$8,834,648	\$7,619,390	15.95%
Avg Sold Price	\$401,522	\$380,970	5.39%
Median Sold Price	\$397,000	\$390,450	1.68%
Units Sold	22	20	10.00%
Avg Days on Market	35	42	-16.67%
Avg List Price for Solds	\$401,574	\$383,574	4.69%
Avg SP to OLP Ratio	99.0%	98.0%	0.96%
Ratio of Avg SP to Avg OLP	98.9%	97.8%	1.10%
Attached Avg Sold Price	\$312,136	\$280,714	11.19%
Detached Avg Sold Price	\$490,909	\$434,953	12.86%
Attached Units Sold	11	7	57.14%
Detached Units Sold	11	13	-15.38%

- 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

	Feb 2020	Feb 2019	% Change
Active Listings	22	39	-43.59%
New Listings	31	39	-20.51%
New Under Contracts	0	19	0%
New Contingents	0	5	0%
New Pendings	26	24	8.33%
All Pendings	30	27	11.11%

Financing (Sold)

Assumption	0
Cash	2
Conventional	11
FHA	4
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	1
1 to 10	9
11 to 20	2
21 to 30	0
31 to 60	5
61 to 90	1
91 to 120	2
121 to 180	2
181 to 360	0
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	4	0	1	1
\$300K to \$399,999	0	1	0	4	0	0	0
\$400K to \$499,999	1	0	0	0	7	0	0
\$500K to \$599,999	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	2	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	1	0	8	10	1	1
Avg Sold Price	\$425,000	\$300,000	\$0	\$319,812	\$497,499	\$285,000	\$290,000
Prev Year - Avg Sold Price	\$392,500	\$0	\$442,450	\$297,000	\$442,721	\$265,000	\$215,000
Avg Sold % Change	8.28%	0.00%	0.00%	7.68%	12.37%	7.55%	34.88%
Prev Year - # of Solds	2	0	2	5	9	1	1

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
1	0	0
0	0	0
2	4	0
8	0	0
5	0	0
2	0	0
0	0	0
0	0	0
0	0	0
0	0	0
18	4	0