

April 2020

22025, Dumfries, VA

Sold Summary

	Apr 2020	Apr 2019	% Change		
Sold Dollar Volume	\$12,285,449	\$15,543,090	-20.96%		
Avg Sold Price	\$400,058	\$379,100	5.53%		
Median Sold Price	\$400,000	\$355,000	12.68%		
Units Sold	31	41	-24.39%		
Avg Days on Market	13	17	-23.53%		
Avg List Price for Solds	\$396,304	\$378,939	4.58%		
Avg SP to OLP Ratio	100.6%	98.7%	1.86%		
Ratio of Avg SP to Avg OLP	100.6%	98.3%	2.40%		
Attached Avg Sold Price	\$314,258	\$304,399	3.24%		
Detached Avg Sold Price	\$454,247	\$426,908	6.40%		
Attached Units Sold	12	16	-25.00%		
Detached Units Sold	19	25	-24.00%		

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

	Apr 2020	Apr 2019	% Change	
Active Listings	24	36	-33.33%	
New Listings	41	53	-22.64%	
New Under Contracts	0	43	0%	
New Contingents	0	19	0%	
New Pendings	34	62	-45.16%	
All Pendings	45	65	-30.77%	

Financing (Sold)

Assumption	0
Cash	0
Conventional	14
FHA	6
Other	1
Owner	0
VA	9

0

Days on Market (Sold)

0	1
1 to 10	21
11 to 20	4
21 to 30	2
31 to 60	1
61 to 90	1
91 to 120	0
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			js	
	2 or	Less BR	3	BR	4 or 1	More BR	All	Residential		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	0	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	0	0	0	0	0	1	0	0	1
\$300K to \$399,999	0	0	2	10	1	1	0	1	3	0
\$400K to \$499,999	0	0	2	0	9	0	0	12	0	0
\$500K to \$599,999	0	0	0	0	5	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	2	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	0	0	4	10	15	1	1	20	3	1
Avg Sold Price	\$0	\$0	\$380,000	\$320,410	\$474,046	\$342,000	\$225,000			
Prev Year - Avg Sold Price	\$397,500	\$284,500	\$423,500	\$305,742	\$431,571	\$305,663	\$0			
Avg Sold % Change	0.00%	0.00%	-10.27%	4.80%	9.84%	11.89%	0.00%			

17

12

6



Prev Year - # of Solds