

September 2020

22025, Dumfries, VA

Sold Summary

	Sep 2020	Sep 2019	% Change
Sold Dollar Volume	\$19,545,042	\$12,078,287	61.82%
Avg Sold Price	\$411,761	\$355,244	15.91%
Median Sold Price	\$390,000	\$355,000	9.86%
Units Sold	48	34	41.18%
Avg Days on Market	15	22	-31.82%
Avg List Price for Solds	\$407,188	\$358,197	13.68%
Avg SP to OLP Ratio	101.2%	98.4%	2.88%
Ratio of Avg SP to Avg OLP	100.9%	98.4%	2.55%
Attached Avg Sold Price	\$339,767	\$296,989	14.40%
Detached Avg Sold Price	\$483,756	\$420,781	14.97%
Attached Units Sold	24	18	33.33%
Detached Units Sold	24	16	50.00%

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

	Sep 2020	Sep 2019	% Change
Active Listings	18	39	-53.85%
New Listings	47	33	42.42%
New Under Contracts	0	21	0%
New Contingents	0	12	0%
New Pendings	47	33	42.42%
All Pendings	47	34	38.24%

Financing (Sold)

Assumption	0
Cash	2
Conventional	22
FHA	11
Other	2
Owner	0
VA	11

Days on Market (Sold)

0	2
1 to 10	29
11 to 20	7
21 to 30	4
31 to 60	2
61 to 90	2
91 to 120	2
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	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	2	0	2	0	0	2	0	0	0
\$300K to \$399,999	0	1	4	13	0	2	0	3	5	0
\$400K to \$499,999	0	0	4	1	6	0	0	6	0	0
\$500K to \$599,999	0	0	0	1	8	0	0	3	0	0
\$600K to \$799,999	0	0	1	0	1	0	0	1	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	3	9	17	15	2	2	13	5	0
Avg Sold Price	\$0	\$299,540	\$436,000	\$360,576	\$512,410	\$332,000	\$231,000			
Prev Year - Avg Sold Price	\$400,000	\$282,500	\$394,750	\$306,825	\$432,135	\$287,633	\$236,000			
Avg Sold % Change	0.00%	6.03%	10.45%	17.52%	18.58%	15.42%	-2.12%			
Prev Year - # of Solds	1	2	4	12	11	3	1			

Active Detail