

# December 2020

22025, Dumfries, VA

# **Sold Summary**

	Dec 2020	Dec 2019	% Change	
Sold Dollar Volume	\$13,190,089	\$13,266,788	-0.58%	
Avg Sold Price	\$442,140	\$377,191	17.22%	
Median Sold Price	\$447,450	\$375,000	19.32%	
Units Sold	30	35	-14.29%	
Avg Days on Market	17	35	-51.43%	
Avg List Price for Solds	\$439,669	\$379,051	15.99%	
Avg SP to OLP Ratio	100.0%	99.2%	0.82%	
Ratio of Avg SP to Avg OLP	99.6%	99.0%	0.65%	
Attached Avg Sold Price	\$328,400	\$302,680	8.50%	
Detached Avg Sold Price	\$499,010	\$433,074	15.23%	
Attached Units Sold	10	15	-33.33%	
Detached Units Sold	20	20	0.00%	

#### 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**

	Dec 2020	Dec 2019	% Change	
Active Listings	5	17	-70.59%	
New Listings	15	17	-11.76%	
New Under Contracts	0	0	0%	
New Contingents	0	0	0%	
New Pendings	16	20	-20.00%	
All Pendings	15	24	-37.50%	

## Financing (Sold)

Assumption	0
Cash	2
Conventional	16
FHA	4
Other	0
Owner	0
VA	8

## Days on Market (Sold)

0	3	
1 to 10	16	
11 to 20	4	
21 to 30	2	
31 to 60	3	
61 to 90	0	
91 to 120	2	
121 to 180	0	
181 to 360	0	
361 to 720	0	
721+	0	

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or Less BR		3 BR		4 or 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	2	0	0	1	0	0	0
\$300K to \$399,999	0	0	0	6	2	1	0	1	2	0
\$400K to \$499,999	0	0	2	0	6	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	7	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	0	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	2	8	18	1	1	3	2	0
Avg Sold Price	\$0	\$0	\$440,000	\$333,812	\$505,566	\$385,000	\$228,500			
Prev Year - Avg Sold Price	\$383,750	\$0	\$396,500	\$315,630	\$454,730	\$0	\$218,500			
Avg Sold % Change	0.00%	0.00%	10.97%	5.76%	11.18%	0.00%	4.58%			

13

0

2



0

5

13

Prev Year - # of Solds