

March 2021

22025, Dumfries, VA

Sold Summary

	Mar 2021	Mar 2020	% Change		
Sold Dollar Volume	\$15,804,477	\$12,053,679	31.12%		
Avg Sold Price	\$462,785	\$433,437	6.77%		
Median Sold Price	\$450,000	\$445,811	0.94%		
Units Sold	35	28	25.00%		
Avg Days on Market	4	8	-50.00%		
Avg List Price for Solds	\$451,556	\$430,488	4.89%		
Avg SP to OLP Ratio	102.8%	100.5%	2.26%		
Ratio of Avg SP to Avg OLP	102.7%	100.4%	2.36%		
Attached Avg Sold Price	\$352,035	\$337,000	4.46%		
Detached Avg Sold Price	\$536,619	\$465,583	15.26%		
Attached Units Sold	14	7	100.00%		
Detached Units Sold	21	21	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

	Mar 2021	Mar 2020	% Change
Active Listings	15	19	-21.05%
New Listings	58	46	26.09%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	47	45	4.44%
All Pendings	43	45	-4.44%

Financing (Sold)

Assumption	0
Cash	1
Conventional	17
FHA	4
Other	0
Owner	0
VA	13

0

Days on Market (Sold)

0	5	
1 to 10	28	
11 to 20	0	
21 to 30	0	
31 to 60	2	
61 to 90	0	
91 to 120	0	
121 to 180	0	
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 I	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	1	0	0	0	0	0	1
\$300K to \$399,999	1	2	0	10	0	1	0	0	5	0
\$400K to \$499,999	0	0	0	0	4	0	0	4	1	0
\$500K to \$599,999	0	0	1	0	12	0	0	3	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	1	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	1	2	1	11	19	1	0	8	6	1
Avg Sold Price	\$380,000	\$342,500	\$515,000	\$352,136	\$546,000	\$370,000	\$0			
Prev Year - Avg Sold Price	\$386,000	\$0	\$407,633	\$337,000	\$480,490	\$337,000	\$0			
Avg Sold % Change	-1.55%	0.00%	26.34%	4.49%	13.63%	9.79%	0.00%			

17

6



0

Prev Year - # of Solds