

February 2023  
22025, Dumfries, VA

Sold Summary

|                            | Feb 2023    | Feb 2022    | % Change |
|----------------------------|-------------|-------------|----------|
| Sold Dollar Volume         | \$6,549,099 | \$5,043,379 | 29.86%   |
| Avg Sold Price             | \$502,000   | \$434,541   | 15.52%   |
| Median Sold Price          | \$465,000   | \$396,500   | 17.28%   |
| Units Sold                 | 13          | 12          | 8.33%    |
| Avg Days on Market         | 36          | 5           | 620.00%  |
| Avg List Price for Solds   | \$503,776   | \$420,281   | 19.87%   |
| Avg SP to OLP Ratio        | 97.9%       | 102.8%      | -4.70%   |
| Ratio of Avg SP to Avg OLP | 97.9%       | 103.1%      | -5.07%   |
| Attached Avg Sold Price    | \$428,400   | \$347,071   | 23.43%   |
| Detached Avg Sold Price    | \$548,000   | \$557,000   | -1.62%   |
| Attached Units Sold        | 5           | 7           | -28.57%  |
| Detached Units Sold        | 8           | 5           | 60.00%   |

- 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

|                     | Feb 2023 | Feb 2022 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 14       | 4        | 250.00%  |
| New Listings        | 11       | 21       | -47.62%  |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 15       | 21       | -28.57%  |
| All Pendings        | 18       | 23       | -21.74%  |

Financing (Sold)

|              |   |
|--------------|---|
| Assumption   | 0 |
| Cash         | 0 |
| Conventional | 8 |
| FHA          | 3 |
| Other        | 0 |
| Owner        | 0 |
| VA           | 2 |

Days on Market (Sold)

|            |   |
|------------|---|
| 0          | 0 |
| 1 to 10    | 4 |
| 11 to 20   | 2 |
| 21 to 30   | 0 |
| 31 to 60   | 3 |
| 61 to 90   | 2 |
| 91 to 120  | 0 |
| 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         | 0           | 0            | 0           | 0          |
| \$300K to \$399,999        | 0            | 0           | 0         | 0           | 0            | 1           | 0          |
| \$400K to \$499,999        | 1            | 0           | 0         | 3           | 1            | 1           | 0          |
| \$500K to \$599,999        | 0            | 0           | 0         | 0           | 3            | 0           | 0          |
| \$600K to \$799,999        | 0            | 0           | 0         | 0           | 3            | 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            | 0           | 0         | 3           | 7            | 2           | 0          |
| Avg Sold Price             | \$465,000    | \$0         | \$0       | \$434,333   | \$559,857    | \$419,500   | \$0        |
| Prev Year - Avg Sold Price | \$445,000    | \$325,000   | \$520,000 | \$370,900   | \$606,666    | \$0         | \$250,000  |
| Avg Sold % Change          | 4.49%        | 0.00%       | 0.00%     | 17.10%      | -7.72%       | 0.00%       | 0.00%      |
| Prev Year - # of Solds     | 1            | 1           | 1         | 5           | 3            | 0           | 1          |

Active Detail

| Active Listings |             |            |
|-----------------|-------------|------------|
| Residential     |             | Condo/Coop |
| Detached        | Attached/TH | Attached   |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 1          |
| 0               | 1           | 0          |
| 0               | 0           | 0          |
| 2               | 0           | 0          |
| 6               | 0           | 0          |
| 4               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 12              | 1           | 1          |