

April 2023

22025, Dumfries, VA

Sold Summary

	Apr 2023	Apr 2022	% Change	
Sold Dollar Volume	\$11,354,680	\$17,267,297	-34.24%	
Avg Sold Price	\$546,058	\$499,221	9.38%	
Median Sold Price	\$513,000	\$483,500	6.10%	
Units Sold	21	36	-41.67%	
Avg Days on Market	12	5	140.00%	
Avg List Price for Solds	\$540,699	\$479,647	12.73%	
Avg SP to OLP Ratio	101.3%	104.6%	-3.13%	
Ratio of Avg SP to Avg OLP	100.7%	104.3%	-3.44%	
Attached Avg Sold Price	\$403,222	\$408,397	-1.27%	
Detached Avg Sold Price	\$653,185	\$580,485	12.52%	
Attached Units Sold	9	17	-47.06%	
Detached Units Sold	12	19	-36.84%	

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 2023	Apr 2022	% Change	
Active Listings	17	21	-19.05%	
New Listings	27	56	-51.79%	
New Under Contracts	0	0	0%	
New Contingents	0	0	0%	
New Pendings	35	45	-22.22%	
All Pendings	34	42	-19.05%	

Financing (Sold)

Assumption	0
Cash	2
Conventional	10
FHA	3
Other	0
Owner	0
VA	6

2

Days on Market (Sold)

0	0
1 to 10	17
11 to 20	2
21 to 30	0
31 to 60	1
61 to 90	0
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			gs	
	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	0
\$300K to \$399,999	0	0	0	2	0	0	0	0	0	0
\$400K to \$499,999	1	0	0	5	0	1	0	0	2	0
\$500K to \$599,999	0	0	2	0	1	0	0	8	0	0
\$600K to \$799,999	0	0	1	0	5	0	0	3	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	4	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	0	3	7	8	1	1	15	2	0
Avg Sold Price	\$480,000	\$0	\$569,500	\$415,285	\$706,215	\$427,000	\$295,000			
Prev Year - Avg Sold Price	\$485,500	\$375,000	\$507,500	\$416,772	\$617,555	\$464,416	\$295,000			
Avg Sold % Change	-1.13%	0.00%	12.22%	-0.36%	14.36%	-8.06%	0.00%			

13

11



Prev Year - # of Solds