

January 2026

22025, Dumfries, VA

Sold Summary

	Jan 2026	Jan 2025	% Change
Sold Dollar Volume	\$7,952,486	\$5,024,899	58.26%
Avg Sold Price	\$568,020	\$493,700	15.05%
Median Sold Price	\$504,000	\$463,500	8.74%
Units Sold	14	10	40.00%
Avg Days on Market	26	37	-29.73%
Avg List Price for Solds	\$568,034	\$502,489	13.04%
Avg SP to OLP Ratio	99.1%	94.1%	5.40%
Ratio of Avg SP to Avg OLP	98.9%	94.9%	4.24%
Attached Avg Sold Price	\$447,161	\$436,400	2.47%
Detached Avg Sold Price	\$729,166	\$551,000	32.34%
Attached Units Sold	8	5	60.00%
Detached Units Sold	6	5	20.00%

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

	Jan 2026	Jan 2025	% Change
Active Listings	14	7	100.00%
New Listings	18	8	125.00%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	22	10	120.00%
All Pendings	22	16	37.50%

Financing (Sold)

Assumption	0
Cash	1
Conventional	5
FHA	5
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	2
21 to 30	0
31 to 60	3
61 to 90	1
91 to 120	2
121 to 180	1
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	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	1	0	1	0	0	0	0	1	1
\$400K to \$499,999	0	0	0	4	0	1	0	0	3	0
\$500K to \$599,999	0	0	0	0	0	1	0	3	0	0
\$600K to \$799,999	0	0	1	0	4	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	1	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	0	1	1	5	5	2	0	9	4	1
Avg Sold Price	\$0	\$322,500	\$625,000	\$450,957	\$750,000	\$500,000	\$0			
Prev Year - Avg Sold Price	\$185,000	\$0	\$605,000	\$436,400	\$655,000	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	3.31%	3.34%	14.50%	0.00%	0.00%			
Prev Year - # of Solds	1	0	1	5	3	0	0			

Active Detail