

# March 2014

20105, Aldie, VA

# **Sold Summary**

	Mar 2014	Mar 2013	% Change	
Sold Dollar Volume	\$12,288,717	\$13,367,117	-8.07%	
Avg Sold Price	\$455,138	\$445,571	2.15%	
Median Sold Price	\$425,000	\$411,000	3.41%	
Units Sold	27	30	-10.00%	
Avg Days on Market	58	66	-12.12%	
Avg List Price for Solds	\$456,161	\$446,106	2.25%	
Avg SP to OLP Ratio	98.7%	98.4%	0.28%	
Ratio of Avg SP to Avg OLP	99.2%	98.1%	1.07%	
Attached Avg Sold Price	\$354,715	\$342,393	3.60%	
Detached Avg Sold Price	\$580,666	\$548,748	5.82%	
Attached Units Sold	15	15	0.00%	
Detached Units Sold	12	15	-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

	Mar 2014	Mar 2013	% Change	
Active Listings	165	114	44.74%	
New Listings	78	42	85.71%	
New Under Contracts	21	11	90.91%	
New Contingents	21	23	-8.70%	
New Pendings	42	34	23.53%	
All Pendings	51	56	-8.93%	

### Financing (Sold)

Assumption	0
Cash	3
Conventional	20
FHA	3
Other	1
Owner	0
VA	0

### Days on Market (Sold)

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

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

	Residential					Condo/Coop Active Listings			S	
	2 or L	ess BR	3	BR	4 or <b>N</b>	Nore BR	All	Resi	dential	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	1	0	0
\$200K to \$299,999	0	0	1	0	0	0	4	1	0	10
\$300K to \$399,999	0	0	0	3	0	0	2	2	6	19
\$400K to \$499,999	0	0	0	6	1	0	0	9	27	0
\$500K to \$599,999	0	0	0	0	3	0	0	33	0	0
\$600K to \$799,999	0	0	0	0	7	0	0	48	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	5	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	9	11	0	6	103	33	29
Avg Sold Price	\$0	\$0	\$240,000	\$412,898	\$611,635	\$0	\$267,442			
Prev Year - Avg Sold Price	\$0	\$0	\$514,626	\$390,850	\$553,997	\$0	\$245,480			
Avg Sold % Change	0.00%	0.00%	-53.36%	5.64%	10.40%	0.00%	8.95%			

13

0

5



0

0

2

10

Prev Year - # of Solds