

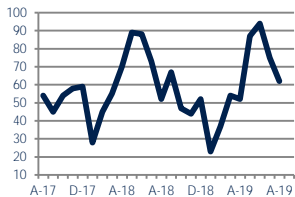
Focus On: Dumfries Housing Market

August 2019

Zip Code(s): 22025 and 22026

Units Sold

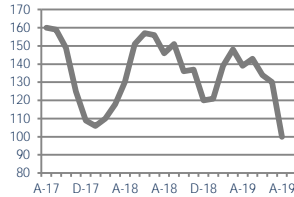
62



Up 19%
Vs. Year Ago

Active Inventory

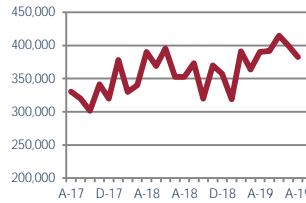
100



Down -32%
Vs. Year Ago

Median Sale Price

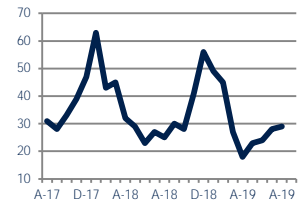
\$382,500



Up 9%
Vs. Year Ago

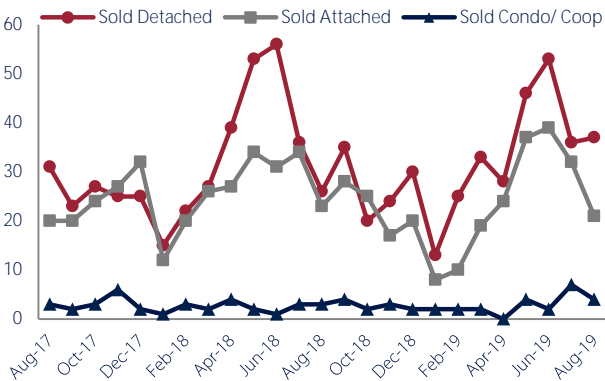
Days On Market

29



Up 16%
Vs. Year Ago

Units Sold*



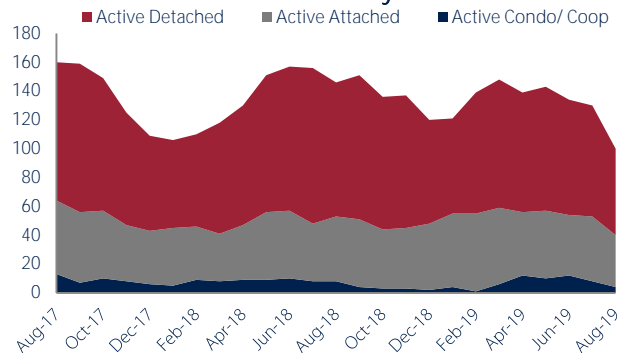
Units Sold

There was a decrease in total units sold in August, with 62 sold this month in Dumfries versus 75 last month, a decrease of 17%. This month's total units sold was higher than at this time last year, an increase of 19% versus August 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 46 units or 32%. The total number of active inventory this August was 100 compared to 146 in August 2018. This month's total of 100 is lower than the previous month's total supply of available inventory of 130, a decrease of 23%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Dumfries Homes was \$352,500. This August, the median sale price was \$382,500, an increase of 9% or \$30,000 compared to last year. The current median sold price is 4% lower than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Dumfries are defined as properties listed in zip code/s 22025 and 22026.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.



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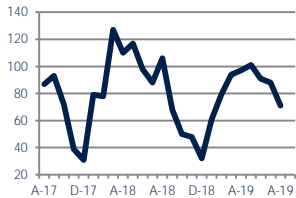
Focus On: Dumfries Housing Market

August 2019

Zip Code(s): 22025 and 22026

New Listings

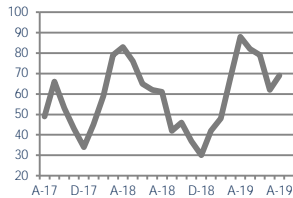
71



Down -33%
Vs. Year Ago

Current Contracts

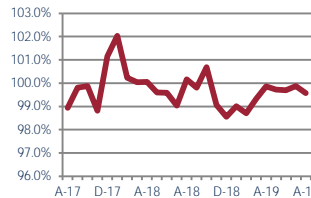
69



Up 13%
Vs. Year Ago

Sold Vs. List Price

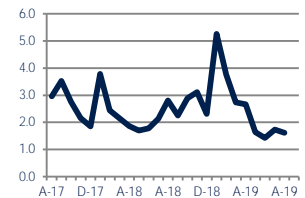
99.6%



Down -0.6%
Vs. Year Ago

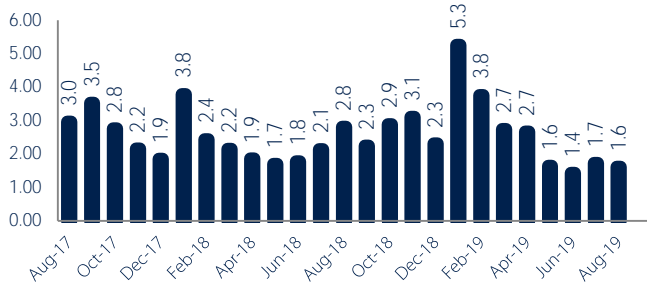
Months of Supply

1.6



Down -43%
Vs. Year Ago

Months Of Supply



Months of Supply

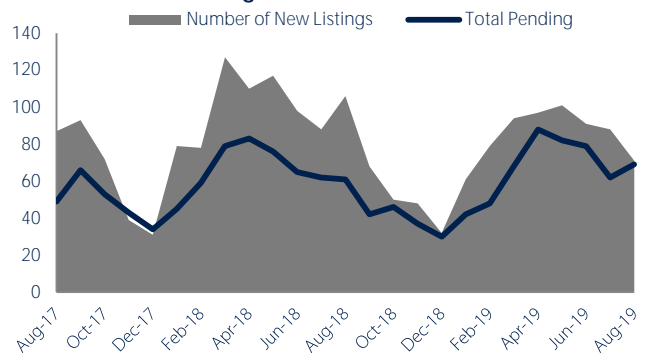
In August, there was 1.6 months of supply available in Dumfries, compared to 2.8 in August 2018. That is a decrease of 43% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

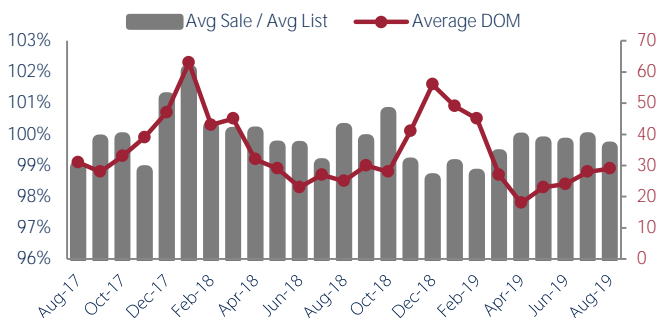
New Listings & Current Contracts

This month there were 71 homes newly listed for sale in Dumfries compared to 106 in August 2018, a decrease of 33%. There were 69 current contracts pending sale this August compared to 61 a year ago. The number of current contracts is 13% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Dumfries was 99.6% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 29, higher than the average last year, which was 25, an increase of 16%.



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