

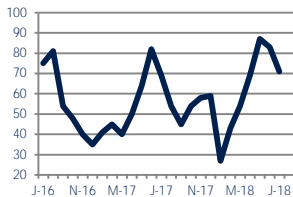
Focus On: Dumfries Housing Market

July 2018

Zip Code(s): 22025 and 22026

Units Sold

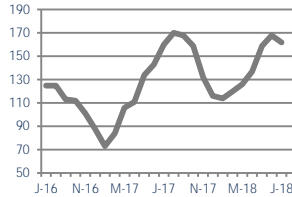
71



Up 3%
Vs. Year Ago

Active Inventory

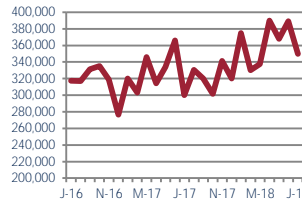
162



Up 1%
Vs. Year Ago

Median Sale Price

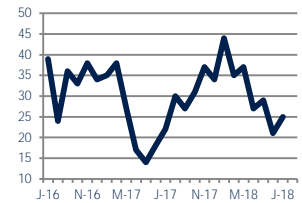
\$350,000



Up 17%
Vs. Year Ago

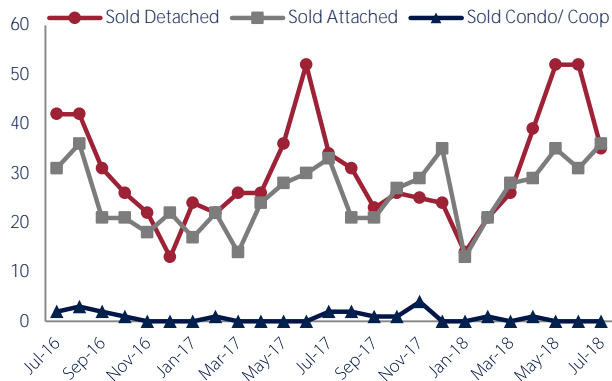
Days On Market

25



Up 14%
Vs. Year Ago

Units Sold*



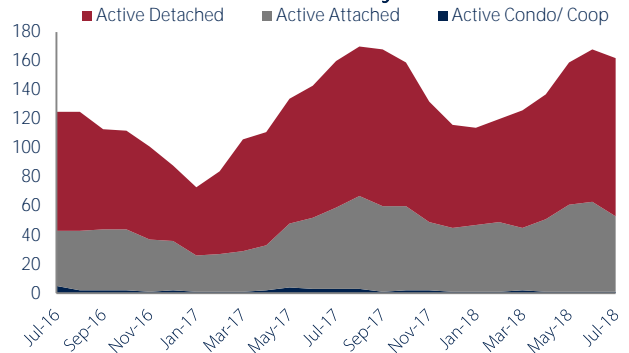
Units Sold

There was a decrease in total units sold in July, with 71 sold this month in Dumfries versus 83 last month, a decrease of 14%. This month's total units sold was higher than at this time last year, an increase of 3% versus July 2017.

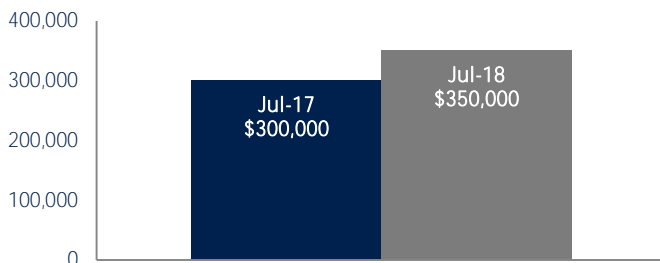
Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 1%. The total number of active inventory this July was 162 compared to 160 in July 2017. This month's total of 162 is lower than the previous month's total supply of available inventory of 168, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Dumfries Homes was \$300,000. This July, the median sale price was \$350,000, an increase of 17% or \$50,000 compared to last year. The current median sold price is 10% lower than in June.

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 MRIS 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 MRIS or Long & Foster Real Estate, Inc.



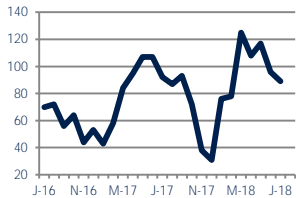
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July 2018

Zip Code(s): 22025 and 22026

New Listings

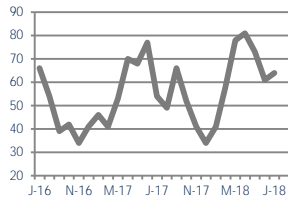
89



Down -3%
Vs. Year Ago

Current Contracts

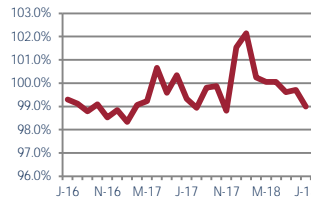
64



Up 19%
Vs. Year Ago

Sold Vs. List Price

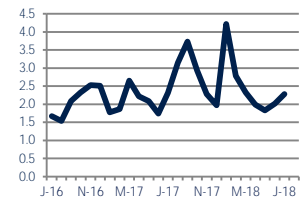
99.0%



No Change
Vs. Year Ago

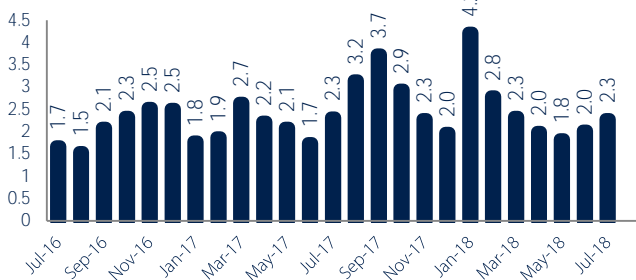
Months of Supply

2.3



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

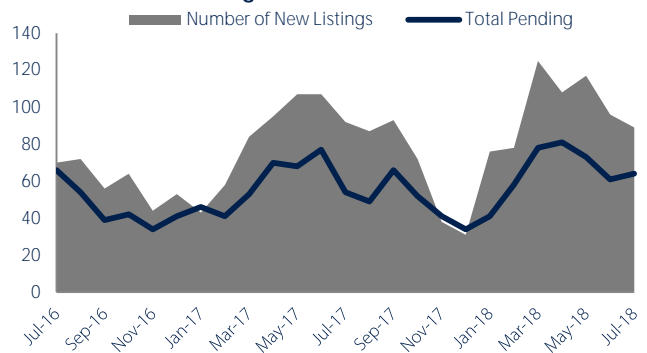
In July, there was 2.3 months of supply available in Dumfries. The amount of supply is similar compared to a year ago.

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.

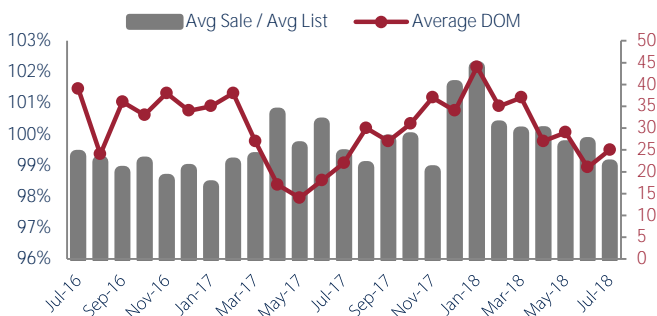
New Listings & Current Contracts

This month there were 89 homes newly listed for sale in Dumfries compared to 92 in July 2017, a decrease of 3%. There were 64 current contracts pending sale this July compared to 54 a year ago. The number of current contracts is 19% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Dumfries was 99.0% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 25, higher than the average last year, which was 22, an increase of 14%.



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