

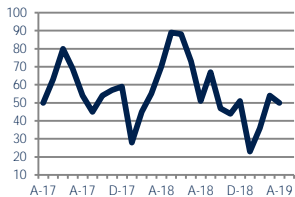
## Focus On: Dumfries Housing Market

April 2019

Zip Code(s): 22025 and 22026

### Units Sold

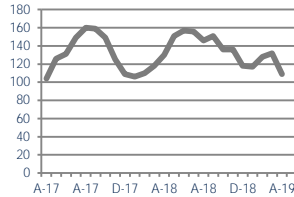
50



Down -29%  
Vs. Year Ago

### Active Inventory

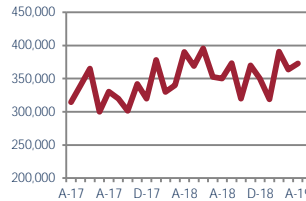
109



Down -16%  
Vs. Year Ago

### Median Sale Price

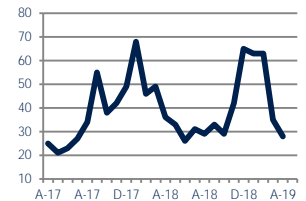
\$372,900



Down -4%  
Vs. Year Ago

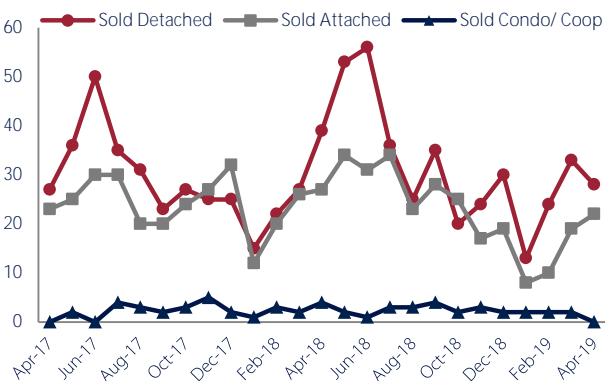
### Days On Market

28



Down -22%  
Vs. Year Ago

### Units Sold\*



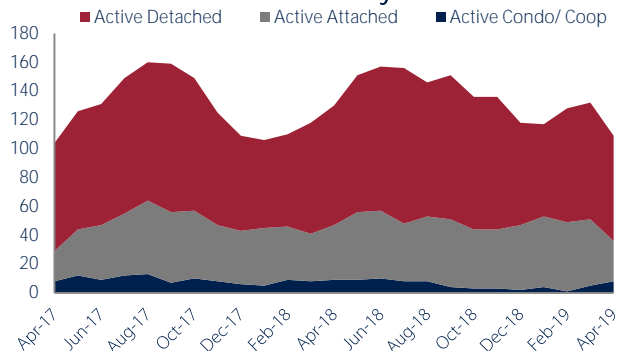
### Units Sold

There was a decrease in total units sold in April, with 50 sold this month in Dumfries versus 54 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 29% versus April 2018.

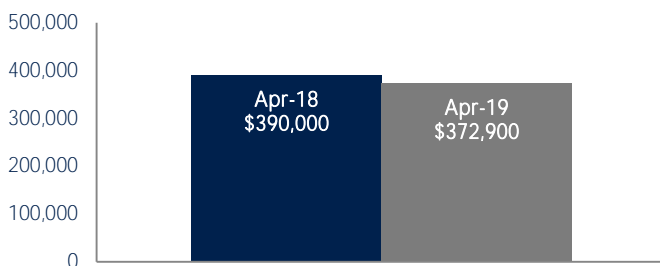
### Active Inventory

Versus last year, the total number of homes available this month is lower by 21 units or 16%. The total number of active inventory this April was 109 compared to 130 in April 2018. This month's total of 109 is lower than the previous month's total supply of available inventory of 132, a decrease of 17%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last April, the median sale price for Dumfries Homes was \$390,000. This April, the median sale price was \$372,900, a decrease of 4% or \$17,100 compared to last year. The current median sold price is 3% higher than in March.

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.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE



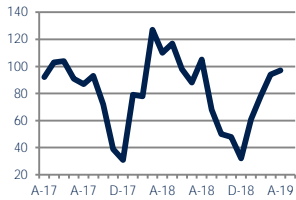
**Focus On:** Dumfries Housing Market

April 2019

Zip Code(s): 22025 and 22026

**New Listings**

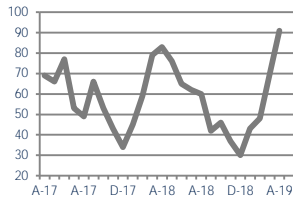
97



**Down -12%**  
Vs. Year Ago

**Current Contracts**

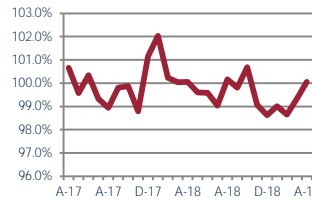
91



**Up 10%**  
Vs. Year Ago

**Sold Vs. List Price**

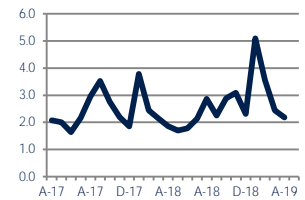
100.1%



**No Change**  
Vs. Year Ago

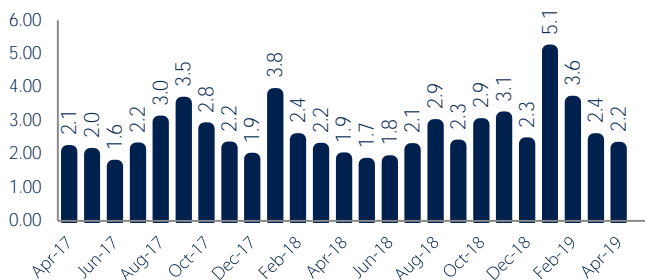
**Months of Supply**

2.2



**Up 17%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

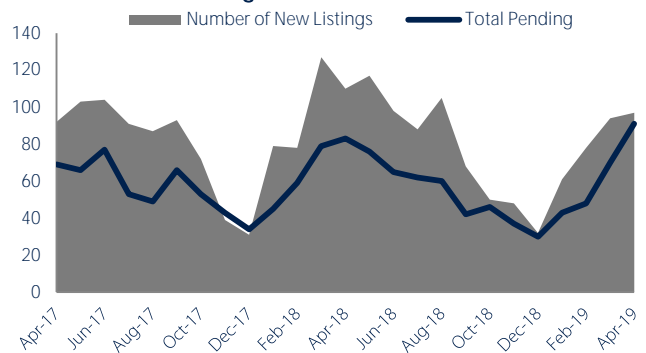
In April, there was 2.2 months of supply available in Dumfries, compared to 1.9 in April 2018. That is an increase of 17% versus a year ago.

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.

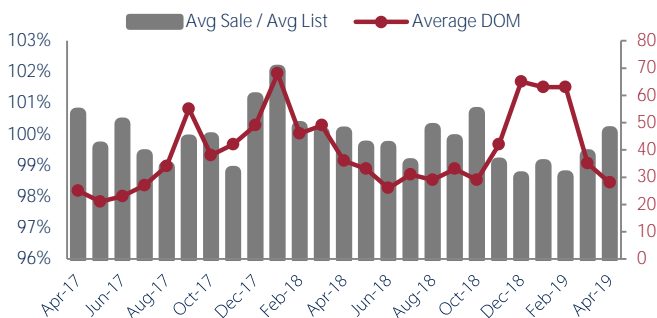
**New Listings & Current Contracts**

This month there were 97 homes newly listed for sale in Dumfries compared to 110 in April 2018, a decrease of 12%. There were 91 current contracts pending sale this April compared to 83 a year ago. The number of current contracts is 10% higher than last April.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In April, the average sale price in Dumfries was 100.1% 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 28, lower than the average last year, which was 36, a decrease of 22%.



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