

1st Quarter 2015
20148, Ashburn, VA

Sold Summary

	Q1 2015	Q1 2014	% Change
Sold Dollar Volume	\$75,296,192	\$55,900,541	34.70%
Avg Sold Price	\$519,284	\$517,598	0.33%
Median Sold Price	\$488,521	\$481,624	1.43%
Units Sold	145	108	34.26%
Avg Days on Market	66	58	13.79%
Avg List Price for Solds	\$525,341	\$521,174	0.80%
Avg SP to OLP Ratio	97.4%	98.4%	-1.07%
Ratio of Avg SP to Avg OLP	97.5%	98.3%	-0.80%
Attached Avg Sold Price	\$418,711	\$408,155	2.59%
Detached Avg Sold Price	\$688,768	\$683,034	0.84%
Attached Units Sold	91	65	40.00%
Detached Units Sold	54	43	25.58%

Financing (Sold)

Assumption	0
Cash	10
Conventional	111
FHA	13
Other	4
Owner	0
VA	7

Days on Market (Sold)

0	30
1 to 10	19
11 to 20	14
21 to 30	10
31 to 60	9
61 to 90	14
91 to 120	15
121 to 180	20
181 to 360	14
361 to 720	0
721+	0

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.

Sold Detail

Active 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	1	0	0	0
\$200K to \$299,999	0	0	0	1	0	0	6	0	0	4
\$300K to \$399,999	0	1	0	19	0	1	9	0	13	23
\$400K to \$499,999	0	0	1	21	0	16	1	1	69	3
\$500K to \$599,999	0	0	1	8	10	7	0	18	29	0
\$600K to \$799,999	0	0	0	0	35	0	0	97	2	0
\$800K to \$999,999	0	0	0	0	5	0	0	29	1	0
\$1M to \$2,499,999	0	0	1	0	1	0	0	19	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	3	49	51	24	17	164	114	30
Avg Sold Price	\$0	\$347,900	\$705,768	\$432,386	\$687,768	\$475,273	\$303,610			
Prev Year - Avg Sold Price	\$482,248	\$405,270	\$621,415	\$422,155	\$689,434	\$500,582	\$321,489			
Avg Sold % Change	0.00%	-14.16%	13.57%	2.42%	-0.24%	-5.06%	-5.56%			
Prev Year - # of Solds	1	1	1	32	41	13	19			