

1st Quarter 2015
Loudoun County, VA

Sold Summary

	Q1 2015	Q1 2014	% Change
Sold Dollar Volume	\$522,450,370	\$436,964,622	19.56%
Avg Sold Price	\$465,642	\$455,171	2.30%
Median Sold Price	\$417,000	\$415,000	0.48%
Units Sold	1,122	960	16.88%
Avg Days on Market	81	58	39.66%
Avg List Price for Solds	\$474,650	\$461,451	2.86%
Avg SP to OLP Ratio	96.4%	97.5%	-1.11%
Ratio of Avg SP to Avg OLP	95.5%	97.2%	-1.80%
Attached Avg Sold Price	\$357,460	\$354,289	0.90%
Detached Avg Sold Price	\$578,553	\$557,322	3.81%
Attached Units Sold	573	483	18.63%
Detached Units Sold	549	477	15.09%

Financing (Sold)

Assumption	1
Cash	107
Conventional	703
FHA	171
Other	28
Owner	0
VA	112

Days on Market (Sold)

0	90
1 to 10	184
11 to 20	93
21 to 30	75
31 to 60	152
61 to 90	126
91 to 120	109
121 to 180	152
181 to 360	128
361 to 720	11
721+	2

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	1	0
\$50K to \$99,999	1	0	0	0	0	0	1	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	4	0	0	1
\$150K to \$199,999	2	1	1	1	0	0	26	3	0	23
\$200K to \$299,999	1	11	10	34	4	8	69	23	29	78
\$300K to \$399,999	11	9	33	160	40	33	46	76	130	90
\$400K to \$499,999	3	0	24	89	65	36	3	122	167	9
\$500K to \$599,999	0	0	18	16	111	16	1	223	65	4
\$600K to \$799,999	0	0	4	2	176	3	1	468	15	1
\$800K to \$999,999	0	0	0	0	30	2	0	157	5	0
\$1M to \$2,499,999	0	0	1	0	11	1	0	125	3	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	18	0	0
\$5,000,000+	0	0	0	0	1	0	0	4	0	0
Total	19	21	91	302	439	99	151	1,219	415	206
Avg Sold Price	\$313,057	\$286,488	\$423,441	\$379,826	\$622,197	\$439,477	\$268,826			
Prev Year - Avg Sold Price	\$350,983	\$320,013	\$389,934	\$376,777	\$605,560	\$427,525	\$272,183			
Avg Sold % Change	-10.81%	-10.48%	8.59%	0.81%	2.75%	2.80%	-1.23%			
Prev Year - # of Solds	15	13	89	244	373	87	139			