

2014

Loudoun County, VA

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$2,782,138,024	\$3,020,336,943	-7.89%
Avg Sold Price	\$479,514	\$463,313	3.50%
Median Sold Price	\$432,000	\$421,840	2.41%
Units Sold	5,802	6,519	-11.00%
Avg Days on Market	44	59	-25.42%
Avg List Price for Solds	\$486,111	\$468,656	3.72%
Avg SP to OLP Ratio	97.5%	98.3%	-0.80%
Ratio of Avg SP to Avg OLP	97.2%	97.3%	-0.15%
Attached Avg Sold Price	\$360,218	\$350,954	2.64%
Detached Avg Sold Price	\$593,109	\$573,252	3.46%
Attached Units Sold	2,830	3,223	-12.19%
Detached Units Sold	2,972	3,295	-9.80%

Financing (Sold)

Assumption	0
Cash	607
Conventional	3,660
FHA	732
Other	191
Owner	7
VA	605

Days on Market (Sold)

0	839
1 to 10	1,276
11 to 20	711
21 to 30	524
31 to 60	1,008
61 to 90	602
91 to 120	330
121 to 180	320
181 to 360	158
361 to 720	29
721+	5

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

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	1	0	0	0	0	0	4
\$100K to \$149,999	3	0	2	0	0	0	23
\$150K to \$199,999	6	2	4	6	0	1	117
\$200K to \$299,999	26	32	45	186	12	26	363
\$300K to \$399,999	27	49	203	710	187	152	246
\$400K to \$499,999	21	3	119	496	365	168	32
\$500K to \$599,999	3	0	67	92	587	75	5
\$600K to \$799,999	9	0	51	2	894	33	2
\$800K to \$999,999	3	0	6	0	218	1	0
\$1M to \$2,499,999	0	0	9	0	98	4	0
\$2.5M to \$4,999,999	0	0	1	0	4	0	0
\$5,000,000+	0	0	0	0	1	0	0
Total	99	86	507	1,492	2,366	460	792
Avg Sold Price	\$377,203	\$304,570	\$446,432	\$383,549	\$633,574	\$446,986	\$271,915
Prev Year - Avg Sold Price	\$326,961	\$292,623	\$417,632	\$374,535	\$614,677	\$434,169	\$264,035
Avg Sold % Change	15.37%	4.08%	6.90%	2.41%	3.07%	2.95%	2.98%
Prev Year - # of Solds	95	136	554	1,704	2,646	517	866