

## Agent One-Line

MLS #	Type	Status	Address	City	County	Beds	Baths	Structure Type	Date	List Office Name	Price Above (DOM)	
VALO404354	RES	CLS	20460 Taft Ter	Ashburn	Loudoun, VA	3	2/1	Interior Row/Tov	04/08/20	RE/MAX Gateway, LLC (RMAX110	\$510,000	1,610 15
VALO418092	RES	CLS	20286 Northpark Dr	Ashburn	Loudoun, VA	3	2/2	Interior Row/Tov	07/23/20	Non Subscribing Office (NON1)	\$804,894	0
VALO408802	RES	PND	44665 Brushton Ter	Ashburn	Loudoun, VA	3	4/2	End of Row/Tov	06/21/20	Keller Williams Realty (KWR18)	\$1,060,000	4,981 62
VALO398560	RES	CLS	20446 Northpark Dr	Ashburn	Loudoun, VA	3	2/3	Interior Row/Tov	03/16/20	Century 21 Redwood Realty (RD	\$1,165,000	4,066 30
VALO409972	RES	CLS	20265 Oak Bluff Dr	Ashburn	Loudoun, VA	4	4/1	Interior Row/Tov	06/29/20	Century 21 Redwood Realty (RD	\$797,650	3,165 59
VALO414584	RES	ACT	20287 Oak Bluff Dr	Ashburn	Loudoun, VA	4	4/1	Interior Row/Tov	06/29/20	Century 21 Redwood Realty (RD	\$881,247	3,165 47
VALO415722	RES	ACT	20288 Northpark Dr	Ashburn	Loudoun, VA	4	5/2	Interior Row/Tov	07/10/20	Century 21 Redwood Realty (RD	\$907,086	3,165 36
VALO398558	RES	CLS	44663 Provincetown Dr	Ashburn	Loudoun, VA	4	3/2	Interior Row/Tov	06/30/20	Century 21 Redwood Realty (RD	\$939,990	4,060 118
VALO407836	RES	CLS	44661 Brushton Ter	Ashburn	Loudoun, VA	4	3/2	Interior Row/Tov	05/13/20	RE/MAX Gateway, LLC (RMAX110	\$950,000	4,242 4
VALO407150	RES	CLS	20302 Northpark Dr	Ashburn	Loudoun, VA	4	3/2	Interior Row/Tov	03/24/20	Non Subscribing Office (NON1)	\$1,016,540	4,326 0
VALO405396	RES	CLS	20306 Northpark Dr	Ashburn	Loudoun, VA	4	4/2	Interior Row/Tov	03/05/20	Non Subscribing Office (NON1)	\$1,218,833	5,195 0
VALO414240	RES	CLS	20298 Northpark Dr	Ashburn	Loudoun, VA	4	4/2	Interior Row/Tov	05/21/20	Non Subscribing Office (NON1)	\$1,387,000	5,195 0
VALO414376	RES	CLS	44664 Brushton Ter	Ashburn	Loudoun, VA	5	4/1	End of Row/Tov	08/13/20	Keller Williams Realty (KWR18)	\$1,060,000	4,326 2

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**Residential Stats - Analysis Detail Report**

**Active 2 LISTINGS**

	List Price	Orig. Price	= % of	DOM	CDOM	Age
20287 Oak Bluff Dr	\$881,247	\$881,247	100.00	47	47	0
20288 Northpark Dr	\$907,086	\$907,086	100.00	36	36	0
<b>Low</b>	<b>\$881,247</b>	<b>\$881,247</b>	<b>100.00</b>	<b>36</b>	<b>36</b>	<b>0</b>
<b>High</b>	<b>\$907,086</b>	<b>\$907,086</b>	<b>100.00</b>	<b>47</b>	<b>47</b>	<b>0</b>
<b>Median</b>	<b>\$894,167</b>	<b>\$894,167</b>	<b>100.00</b>	<b>42</b>	<b>42</b>	<b>0</b>
<b>Average</b>	<b>\$894,167</b>	<b>\$894,167</b>	<b>100.00</b>	<b>42</b>	<b>42</b>	<b>0</b>

**Closed 10 LISTINGS**

	Price when initially entered					Price at time of sale							
	Closed Price - Concession	=	Net Price	/	Orig. Price = % Of	Closed Price - Concession	=	Net Price /	List Price = % Of	DOM	CDOM	Age	
20460 Taft Ter	\$510,000	\$0	\$510,000	\$519,900.00	<b>98.10</b>	\$510,000	\$0	\$510,000	\$509,900	100.02	15	15	2
20286 Northpark Dr	\$804,894	\$10,000	\$794,894	\$804,894.00	<b>98.76</b>	\$804,894	\$10,000	\$794,894	\$804,894	98.76	0	0	2,020
20446 Northpark Dr	\$1,165,000	\$10,000	\$1,155,000	\$1,165,000.00	<b>99.14</b>	\$1,165,000	\$10,000	\$1,155,000	\$1,165,000	99.14	30	76	3
20265 Oak Bluff Dr	\$797,650	\$10,000	\$787,650	\$797,650.00	<b>98.75</b>	\$797,650	\$10,000	\$787,650	\$797,650	98.75	59	59	0
44663 Provincetown Dr	\$939,990	\$10,000	\$929,990	\$974,064.00	<b>95.48</b>	\$939,990	\$10,000	\$929,990	\$939,990	98.94	118	210	2
44661 Brushton Ter	\$950,000	\$0	\$950,000	\$970,000.00	<b>97.94</b>	\$950,000	\$0	\$950,000	\$970,000	97.94	4	93	3
20302 Northpark Dr	\$1,016,540	\$10,000	\$1,006,540	\$1,016,540.00	<b>99.02</b>	\$1,016,540	\$10,000	\$1,006,540	\$1,016,540	99.02	0	0	1
20306 Northpark Dr	\$1,218,833	\$0	\$1,218,833	\$984,990.00	<b>123.74</b>	\$1,218,833	\$0	\$1,218,833	\$984,990	123.74	0	0	0
20298 Northpark Dr	\$1,387,000	\$0	\$1,387,000	\$1,452,348.00	<b>95.50</b>	\$1,387,000	\$0	\$1,387,000	\$1,452,348	95.50	0	0	1
44664 Brushton Ter	\$1,060,000	\$0	\$1,060,000	\$1,060,000.00	<b>100.00</b>	\$1,060,000	\$0	\$1,060,000	\$1,060,000	100.00	2	2	2
<b>Low</b>	<b>\$510,000</b>	<b>\$0</b>	<b>\$510,000</b>	<b>\$519,900</b>	<b>95.48</b>	<b>\$510,000</b>	<b>\$0</b>	<b>\$510,000</b>	<b>\$509,900</b>	<b>95.50</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>High</b>	<b>\$1,387,000</b>	<b>\$10,000</b>	<b>\$1,387,000</b>	<b>\$1,452,348</b>	<b>123.74</b>	<b>\$1,387,000</b>	<b>\$10,000</b>	<b>\$1,387,000</b>	<b>\$1,452,348</b>	<b>123.74</b>	<b>118</b>	<b>0</b>	<b>2,020</b>
<b>Median</b>	<b>\$983,270</b>	<b>\$5,000</b>	<b>\$978,270</b>	<b>\$979,527</b>	<b>98.75</b>	<b>\$983,270</b>	<b>\$5,000</b>	<b>\$978,270</b>	<b>\$977,495</b>	<b>98.98</b>	<b>3</b>	<b>9</b>	<b>2</b>
<b>Average</b>	<b>\$984,991</b>	<b>\$5,000</b>	<b>\$979,991</b>	<b>\$974,539</b>	<b>100.64</b>	<b>\$984,991</b>	<b>\$5,000</b>	<b>\$979,991</b>	<b>\$970,131</b>	<b>101.18</b>	<b>23</b>	<b>46</b>	<b>203</b>



**Residential Stats - Analysis Detail Report**

**Pending 1 LISTING**

	List Price	Orig. Price	= % of	DOM	CDOM	Age
44665 Brushton Ter	\$1,060,000	\$1,060,000	100.00	62	103	3
Low	\$1,060,000	\$1,060,000	100.00	62	103	3
High	\$1,060,000	\$1,060,000	100.00	62	103	3
Median	\$1,060,000	\$1,060,000	100.00	62	103	3
Average	\$1,060,000	\$1,060,000	100.00	62	103	3

**Report Totals Properties: 13**

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$509,900	\$519,900	95.48	\$510,000	\$0	\$510,000	0	0	0
High	\$1,452,348	\$1,452,348	123.74	\$1,387,000	\$10,000	\$1,387,000	118	210	2,020
Median	\$970,000	\$974,064	98.75	\$983,270	\$0	\$978,270	15	36	2
Average	\$965,357	\$968,748	100.64	\$984,991	\$3,846	\$979,991	29	49	157



## Fannie Mae 1004MC Statistics Detail

Prepared By: Kevin Canto

Listings as of 08/14/20 at 12:11 pm

Property Type is 'Residential' Status is one of 'Coming Soon', 'Active', 'Active Under Contract', 'Pending' Status is 'Closed' Status Contractual Search Date is 08/14/2020 to 02/16/2020 Latitude, Longitude is around 39.05, -77.45

### Residential Sale

#### Active

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO414584	20287 Oak Bluff Dr	3,165		\$278	06/29/2020	47	\$881,247	\$881,247
VALO415722	20288 Northpark Dr	3,165		\$287	07/10/2020	36	\$907,086	\$907,086

#### Closed

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	Sold Date	DOM	List Price	Sold Price	SP%LP
VALO404354	20460 Taft Ter	1,610		\$317	04/08/2020	15	\$509,900	\$510,000	100.02
VALO418092	20286 Northpark Dr	0			07/23/2020	0	\$804,894	\$804,894	100.00
VALO398560	20446 Northpark Dr	4,066		\$287	03/16/2020	30	\$1,165,000	\$1,165,000	100.00
VALO409972	20265 Oak Bluff Dr	3,165		\$252	06/29/2020	59	\$797,650	\$797,650	100.00
VALO398558	44663 Provincetown Dr	4,060		\$232	06/30/2020	118	\$939,990	\$939,990	100.00
VALO407836	44661 Brushton Ter	4,242		\$224	05/13/2020	4	\$970,000	\$950,000	97.94
VALO407150	20302 Northpark Dr	4,326		\$235	03/24/2020	0	\$1,016,540	\$1,016,540	100.00
VALO405396	20306 Northpark Dr	5,195		\$235	03/05/2020	0	\$984,990	\$1,218,833	123.74
VALO414240	20298 Northpark Dr	5,195		\$267	05/21/2020	0	\$1,452,348	\$1,387,000	95.50
VALO414376	44664 Brushton Ter	4,326		\$245	08/13/2020	2	\$1,060,000	\$1,060,000	100.00

#### Pending

MLS #	Address	AbvGrdFinSF	Lot SqFt	\$/SqFt	List Date	DOM	Orig Price	List Price
VALO408802	44665 Brushton Ter	4,981		\$213	04/21/2020	62	\$1,060,000	\$1,060,000

Inventory Analysis	Prior 7-12 Months (08/15/2019-02/12/2020)	Prior 4-6 Months (02/13/2020-05/14/2020)	Current - 3 Months (05/15/2020-08/14/2020)
Total # of Comparable Sales (Settled)	0	5	5
Absorption Rate (Total Sales/Months)	0.00	1.67	1.67
Total # of Comparable Active Listings	1	2	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.20	1.20
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$1,016,540	\$939,990
Median Comparable Sales DOM	0	4	2
Median Comparable List Price (Listings Only)	\$939,990	\$928,825	\$894,167
Median Comparable Listings DOM (Listings Only)	118	61	42
Median Sale Price / Median List Price %	0.00%	100.00%	100.00%

\*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.



## Fannie Mae 1004MC Statistics Summary

Prepared By: Kevin Canto

Listings as of 08/14/20 at 12:11 pm

Property Type is 'Residential' Status is one of 'Coming Soon', 'Active', 'Active Under Contract', 'Pending' Status is 'Closed' Status Contractual Search Date is 08/14/2020 to 02/16/2020 Latitude, Longitude is around 39.05, -77.45

Inventory Analysis	Prior 7-12 Months (08/15/2019-02/12/2020)	Prior 4-6 Months (02/13/2020-05/14/2020)	Current - 3 Months (05/15/2020-08/14/2020)
Total # of Comparable Sales (Settled)	0	5	5
Absorption Rate (Total Sales/Months)	0.00	1.67	1.67
Total # of Comparable Active Listings	1	2	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	1.20	1.20
Median Sale & List Price DOM	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	\$0	\$1,016,540	\$939,990
Median Comparable Sales DOM	0	4	2
Median Comparable List Price (Listings Only)	\$939,990	\$928,825	\$894,167
Median Comparable Listings DOM (Listings Only)	118	61	42
Median Sale Price / Median List Price %	0.00%	100.00%	100.00%

\*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.