

May 2018

22191, Woodbridge, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$29,951,510	\$36,541,693	-18.03%
Avg Sold Price	\$369,772	\$332,197	11.31%
Median Sold Price	\$348,000	\$308,000	12.99%
Units Sold	81	110	-26.36%
Avg Days on Market	46	49	-6.12%
Avg List Price for Solds	\$371,071	\$334,836	10.82%
Avg SP to OLP Ratio	98.5%	98.9%	-0.42%
Ratio of Avg SP to Avg OLP	98.4%	98.8%	-0.41%
Attached Avg Sold Price	\$328,545	\$293,883	11.79%
Detached Avg Sold Price	\$409,993	\$379,895	7.92%
Attached Units Sold	40	61	-34.43%
Detached Units Sold	41	49	-16.33%

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.

Inventory

	May 2018	May 2017	% Change
Active Listings	175	125	40.00%
New Listings	167	144	15.97%
New Under Contracts	51	53	-3.77%
New Contingents	60	83	-27.71%
New Pendings	111	136	-18.38%
All Pendings	150	187	-19.79%

Financing (Sold)

Assumption	0
Cash	3
Conventional	27
FHA	25
Other	1
Owner	0
VA	27

Days on Market (Sold)

0	1
1 to 10	9
11 to 20	9
21 to 30	11
31 to 60	38
61 to 90	7
91 to 120	3
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold 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	2	2	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	0	0	0	2
\$200K to \$299,999	0	0	5	8	6	1	6	18	5	18
\$300K to \$399,999	0	0	2	4	7	0	14	21	12	25
\$400K to \$499,999	0	0	1	6	10	0	1	22	15	4
\$500K to \$599,999	0	0	0	0	6	0	0	18	4	1
\$600K to \$799,999	0	0	0	0	4	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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
<b>Total</b>	0	0	8	18	33	1	21	86	38	50
Avg Sold Price	\$0	\$0	\$307,800	\$327,328	\$434,767	\$275,000	\$332,139			
Prev Year - Avg Sold Price	\$0	\$185,000	\$264,450	\$302,064	\$409,496	\$308,617	\$285,104			
Avg Sold % Change	0.00%	0.00%	16.39%	8.36%	6.17%	-10.89%	16.50%			
Prev Year - # of Solds	0	1	10	25	39	9	26			

Active Detail