

July 2018

22191, Woodbridge, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$37,500,262	\$33,540,752	11.81%
Avg Sold Price	\$337,840	\$338,795	-0.28%
Median Sold Price	\$318,000	\$319,900	-0.59%
Units Sold	111	99	12.12%
Avg Days on Market	32	23	39.13%
Avg List Price for Solds	\$340,531	\$342,251	-0.50%
Avg SP to OLP Ratio	98.3%	98.6%	-0.27%
Ratio of Avg SP to Avg OLP	98.2%	98.4%	-0.25%
Attached Avg Sold Price	\$303,191	\$321,714	-5.76%
Detached Avg Sold Price	\$392,635	\$370,030	6.11%
Attached Units Sold	68	64	6.25%
Detached Units Sold	43	35	22.86%

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

	Jul 2018	Jul 2017	% Change
Active Listings	191	166	15.06%
New Listings	142	113	25.66%
New Under Contracts	52	34	52.94%
New Contingents	59	57	3.51%
New Pendings	111	91	21.98%
All Pendings	135	130	3.85%

Financing (Sold)

Assumption	0
Cash	5
Conventional	48
FHA	33
Other	5
Owner	0
VA	20

Days on Market (Sold)

0	3
1 to 10	34
11 to 20	15
21 to 30	20
31 to 60	25
61 to 90	8
91 to 120	1
121 to 180	4
181 to 360	1
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	1	0	0	0	0	2	0	0	1
\$200K to \$299,999	0	2	7	9	4	6	18	9	21	23
\$300K to \$399,999	0	0	3	7	8	1	14	17	15	31
\$400K to \$499,999	1	0	0	7	12	0	1	22	14	6
\$500K to \$599,999	0	0	0	0	7	0	0	17	5	1
\$600K to \$799,999	0	0	0	0	1	0	0	4	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
Total	1	3	10	23	32	7	35	71	57	62
Avg Sold Price	\$400,000	\$216,333	\$293,390	\$341,879	\$423,419	\$270,129	\$291,824			
Prev Year - Avg Sold Price	\$0	\$229,300	\$287,200	\$323,071	\$403,162	\$364,286	\$323,061			
Avg Sold % Change	0.00%	-5.66%	2.16%	5.82%	5.02%	-25.85%	-9.67%			
Prev Year - # of Solds	0	4	10	28	25	7	25			

Active Detail