

December 2018

22191, Woodbridge, VA

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$15,295,750	\$26,325,774	-41.90%
Avg Sold Price	\$325,441	\$317,178	2.61%
Median Sold Price	\$315,000	\$302,000	4.30%
Units Sold	47	83	-43.37%
Avg Days on Market	61	49	24.49%
Avg List Price for Solds	\$330,126	\$319,238	3.41%
Avg SP to OLP Ratio	96.8%	97.9%	-1.15%
Ratio of Avg SP to Avg OLP	98.6%	98.1%	0.48%
Attached Avg Sold Price	\$312,389	\$310,086	0.74%
Detached Avg Sold Price	\$362,608	\$331,109	9.51%
Attached Units Sold	33	55	-40.00%
Detached Units Sold	13	28	-53.57%

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

	Dec 2018	Dec 2017	% Change
Active Listings	101	80	26.25%
New Listings	47	55	-14.55%
New Under Contracts	35	27	29.63%
New Contingents	31	27	14.81%
New Pendings	66	54	22.22%
All Pendings	93	69	34.78%

Financing (Sold)

Assumption	0
Cash	2
Conventional	19
FHA	15
Other	2
Owner	0
VA	9

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	4
21 to 30	5
31 to 60	18
61 to 90	7
91 to 120	7
121 to 180	0
181 to 360	1
361 to 720	1
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	1	0	0	0	0	1	3
\$200K to \$299,999	0	2	1	4	0	2	7	4	9	6
\$300K to \$399,999	0	0	1	5	7	1	9	17	10	13
\$400K to \$499,999	0	0	1	2	2	0	0	6	6	4
\$500K to \$599,999	0	0	0	0	1	0	0	12	2	1
\$600K to \$799,999	0	0	0	0	0	0	0	1	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	1	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	0	2	3	12	10	3	16	42	31	27
Avg Sold Price	\$0	\$255,000	\$332,667	\$323,175	\$371,590	\$299,933	\$313,809			
Prev Year - Avg Sold Price	\$0	\$218,000	\$266,000	\$320,165	\$341,960	\$323,400	\$299,521			
Avg Sold % Change	0.00%	16.97%	25.06%	0.94%	8.66%	-7.26%	4.77%			
Prev Year - # of Solds	0	1	4	24	24	7	23			

Active Detail