

April 2018

22192, Woodbridge, VA

**Sold Summary**

	Apr 2018	Apr 2017	% Change
Sold Dollar Volume	\$32,716,464	\$39,146,798	-16.43%
Avg Sold Price	\$348,047	\$352,674	-1.31%
Median Sold Price	\$340,000	\$330,000	3.03%
Units Sold	94	111	-15.32%
Avg Days on Market	30	41	-26.83%
Avg List Price for Solds	\$350,313	\$354,549	-1.19%
Avg SP to OLP Ratio	99.2%	98.4%	0.73%
Ratio of Avg SP to Avg OLP	99.9%	98.2%	1.67%
Attached Avg Sold Price	\$285,126	\$264,649	7.74%
Detached Avg Sold Price	\$459,085	\$468,206	-1.95%
Attached Units Sold	60	63	-4.76%
Detached Units Sold	34	48	-29.17%

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**

	Apr 2018	Apr 2017	% Change
Active Listings	117	151	-22.52%
New Listings	141	163	-13.50%
New Under Contracts	45	34	32.35%
New Contingents	92	83	10.84%
New Pendings	137	117	17.09%
All Pendings	181	165	9.70%

**Financing (Sold)**

Assumption	0
Cash	7
Conventional	49
FHA	14
Other	1
Owner	0
VA	23

**Days on Market (Sold)**

0	6
1 to 10	51
11 to 20	15
21 to 30	5
31 to 60	5
61 to 90	3
91 to 120	1
121 to 180	1
181 to 360	7
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	0	1	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	4	0	0	3
\$150K to \$199,999	0	0	0	0	0	0	7	0	0	3
\$200K to \$299,999	0	1	0	13	1	2	4	1	16	2
\$300K to \$399,999	0	1	0	17	8	7	2	8	14	4
\$400K to \$499,999	0	0	3	1	13	1	0	26	2	1
\$500K to \$599,999	0	0	0	0	7	0	0	13	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	11	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	6	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	6	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	2	3	31	31	10	17	71	33	13
Avg Sold Price	\$0	\$297,500	\$437,333	\$314,574	\$461,190	\$334,400	\$200,988			
Prev Year - Avg Sold Price	\$298,750	\$218,000	\$407,143	\$293,460	\$487,857	\$290,500	\$218,339			
Avg Sold % Change	0.00%	36.47%	7.42%	7.19%	-5.47%	15.11%	-7.95%			
Prev Year - # of Solds	2	1	7	35	39	4	23			

**Active Detail**