

May 2018

22192, Woodbridge, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$44,212,841	\$34,276,530	28.99%
Avg Sold Price	\$377,888	\$339,372	11.35%
Median Sold Price	\$346,000	\$324,900	6.49%
Units Sold	117	101	15.84%
Avg Days on Market	21	25	-16.00%
Avg List Price for Solds	\$378,514	\$341,412	10.87%
Avg SP to OLP Ratio	99.4%	98.7%	0.72%
Ratio of Avg SP to Avg OLP	100.1%	98.7%	1.42%
Attached Avg Sold Price	\$283,476	\$273,602	3.61%
Detached Avg Sold Price	\$504,399	\$458,122	10.10%
Attached Units Sold	67	65	3.08%
Detached Units Sold	50	36	38.89%

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	130	169	-23.08%
New Listings	138	179	-22.91%
New Under Contracts	45	55	-18.18%
New Contingents	79	85	-7.06%
New Pendings	124	140	-11.43%
All Pendings	171	191	-10.47%

Financing (Sold)

Assumption	1
Cash	4
Conventional	51
FHA	23
Other	6
Owner	0
VA	32

Days on Market (Sold)

0	3
1 to 10	64
11 to 20	18
21 to 30	9
31 to 60	13
61 to 90	5
91 to 120	1
121 to 180	3
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	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	3	0	0	2
\$150K to \$199,999	1	0	0	0	0	0	7	0	0	1
\$200K to \$299,999	0	3	0	16	0	2	5	1	16	3
\$300K to \$399,999	0	1	2	21	9	5	2	6	22	3
\$400K to \$499,999	0	0	1	2	17	0	0	28	1	1
\$500K to \$599,999	0	0	0	0	14	0	0	19	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	16	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	6	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	4	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	4	3	39	46	7	17	80	40	10
Avg Sold Price	\$185,000	\$263,250	\$384,967	\$309,302	\$519,132	\$318,413	\$214,600			
Prev Year - Avg Sold Price	\$0	\$299,150	\$349,000	\$302,330	\$468,042	\$322,000	\$197,808			
Avg Sold % Change	0.00%	-12.00%	10.31%	2.31%	10.92%	-1.11%	8.49%			
Prev Year - # of Solds	0	6	3	33	33	7	19			

Active Detail