

December 2018

22192, Woodbridge, VA

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$20,233,145	\$24,424,048	-17.16%
Avg Sold Price	\$326,341	\$370,061	-11.81%
Median Sold Price	\$313,500	\$340,000	-7.79%
Units Sold	62	66	-6.06%
Avg Days on Market	60	64	-6.25%
Avg List Price for Solds	\$330,436	\$373,487	-11.53%
Avg SP to OLP Ratio	97.3%	97.6%	-0.34%
Ratio of Avg SP to Avg OLP	98.3%	97.7%	0.68%
Attached Avg Sold Price	\$271,813	\$255,001	6.59%
Detached Avg Sold Price	\$440,850	\$536,259	-17.79%
Attached Units Sold	42	39	7.69%
Detached Units Sold	20	27	-25.93%

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	96	92	4.35%
New Listings	54	44	22.73%
New Under Contracts	37	19	94.74%
New Contingents	30	20	50.00%
New Pendings	67	39	71.79%
All Pendings	89	60	48.33%

Financing (Sold)

Assumption	1
Cash	5
Conventional	25
FHA	10
Other	4
Owner	0
VA	17

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	5
21 to 30	9
31 to 60	13
61 to 90	19
91 to 120	6
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	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	3
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	6
\$200K to \$299,999	0	2	0	10	1	1	3	0	10	2
\$300K to \$399,999	0	0	3	14	3	1	1	7	17	0
\$400K to \$499,999	0	0	1	1	9	0	0	14	2	0
\$500K to \$599,999	0	0	0	0	1	0	0	14	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	15	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	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	0	2	4	25	16	2	13	55	30	11
Avg Sold Price	\$0	\$263,750	\$373,238	\$311,352	\$457,753	\$290,000	\$194,219			
Prev Year - Avg Sold Price	\$0	\$0	\$480,000	\$302,109	\$538,423	\$323,333	\$207,065			
Avg Sold % Change	0.00%	0.00%	-22.24%	3.06%	-14.98%	-10.31%	-6.20%			
Prev Year - # of Solds	0	0	1	16	26	3	20			

Active Detail