

May 2018

22193, Woodbridge, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$38,314,662	\$44,093,402	-13.11%
Avg Sold Price	\$348,315	\$344,480	1.11%
Median Sold Price	\$325,000	\$309,500	5.01%
Units Sold	110	128	-14.06%
Avg Days on Market	18	33	-45.45%
Avg List Price for Solds	\$347,761	\$345,031	0.79%
Avg SP to OLP Ratio	99.7%	99.6%	0.07%
Ratio of Avg SP to Avg OLP	100.7%	99.3%	1.40%
Attached Avg Sold Price	\$259,182	\$265,360	-2.33%
Detached Avg Sold Price	\$386,515	\$385,924	0.15%
Attached Units Sold	33	44	-25.00%
Detached Units Sold	77	84	-8.33%

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	142	122	16.39%
New Listings	161	190	-15.26%
New Under Contracts	69	67	2.99%
New Contingents	90	111	-18.92%
New Pendings	159	178	-10.67%
All Pendings	184	238	-22.69%

Financing (Sold)

Assumption	0
Cash	4
Conventional	37
FHA	37
Other	7
Owner	0
VA	25

Days on Market (Sold)

0	1
1 to 10	60
11 to 20	25
21 to 30	6
31 to 60	10
61 to 90	7
91 to 120	0
121 to 180	1
181 to 360	0
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	1	0	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	1	0	0
\$150K to \$199,999	0	0	0	1	0	0	2	0	0	0
\$200K to \$299,999	0	0	6	22	5	1	1	10	11	2
\$300K to \$399,999	0	0	14	5	23	0	1	43	5	4
\$400K to \$499,999	0	0	1	0	17	0	0	22	0	0
\$500K to \$599,999	0	0	0	0	7	0	0	31	0	0
\$600K to \$799,999	0	0	0	0	4	0	0	12	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	0	0	21	28	56	1	4	120	16	6
Avg Sold Price	\$0	\$0	\$307,705	\$259,454	\$416,069	\$270,300	\$254,500			
Prev Year - Avg Sold Price	\$0	\$224,999	\$294,594	\$250,010	\$424,623	\$382,492	\$288,000			
Avg Sold % Change	0.00%	0.00%	4.45%	3.78%	-2.01%	-29.33%	-11.63%			
Prev Year - # of Solds	0	1	25	37	59	5	1			

Active Detail