

December 2018

22193, Woodbridge, VA

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$24,969,568	\$29,046,987	-14.04%
Avg Sold Price	\$332,928	\$330,079	0.86%
Median Sold Price	\$310,000	\$300,000	3.33%
Units Sold	75	88	-14.77%
Avg Days on Market	66	56	17.86%
Avg List Price for Solds	\$336,451	\$332,955	1.05%
Avg SP to OLP Ratio	97.7%	97.6%	0.03%
Ratio of Avg SP to Avg OLP	97.3%	97.5%	-0.17%
Attached Avg Sold Price	\$257,345	\$263,290	-2.26%
Detached Avg Sold Price	\$364,301	\$362,908	0.38%
Attached Units Sold	22	29	-24.14%
Detached Units Sold	53	59	-10.17%

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

	Dec 2018	Dec 2017	% Change
Active Listings	112	96	16.67%
New Listings	43	51	-15.69%
New Under Contracts	35	38	-7.89%
New Contingents	30	34	-11.76%
New Pendings	65	72	-9.72%
All Pendings	95	112	-15.18%

Financing (Sold)

Assumption	0
Cash	6
Conventional	28
FHA	28
Other	3
Owner	0
VA	10

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	5
21 to 30	6
31 to 60	24
61 to 90	18
91 to 120	7
121 to 180	6
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	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	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	1	1
\$200K to \$299,999	0	1	4	16	10	0	0	9	22	1
\$300K to \$399,999	0	0	6	4	18	0	0	33	5	1
\$400K to \$499,999	0	0	0	0	9	0	0	12	0	0
\$500K to \$599,999	0	0	0	0	6	0	0	17	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	10	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	1	10	20	43	0	1	81	28	3
Avg Sold Price	\$0	\$290,000	\$303,800	\$258,955	\$378,371	\$0	\$192,500			
Prev Year - Avg Sold Price	\$0	\$255,450	\$298,506	\$256,595	\$388,976	\$265,333	\$313,333			
Avg Sold % Change	0.00%	13.53%	1.77%	0.92%	-2.73%	0.00%	-38.56%			
Prev Year - # of Solds	0	2	17	21	42	3	3			

Active Detail