

February 2017

22191, Woodbridge, VA

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$13,386,599	\$14,679,526	-8.81%
Avg Sold Price	\$311,316	\$287,834	8.16%
Median Sold Price	\$285,000	\$279,990	1.79%
Units Sold	43	51	-15.69%
Avg Days on Market	53	55	-3.64%
Avg List Price for Solds	\$318,789	\$293,021	8.79%
Avg SP to OLP Ratio	97.2%	96.0%	1.21%
Ratio of Avg SP to Avg OLP	98.3%	96.6%	1.77%
Attached Avg Sold Price	\$283,223	\$252,849	12.01%
Detached Avg Sold Price	\$354,282	\$318,932	11.08%
Attached Units Sold	26	24	8.33%
Detached Units Sold	17	27	-37.04%

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

	Feb 2017	Feb 2016	% Change
Active Listings	108	153	-29.41%
New Listings	110	101	8.91%
New Under Contracts	43	25	72.00%
New Contingents	55	57	-3.51%
New Pendings	98	82	19.51%
All Pendings	153	125	22.40%

Financing (Sold)

Assumption	0
Cash	3
Conventional	12
FHA	15
Other	1
Owner	0
VA	12

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	8
21 to 30	2
31 to 60	8
61 to 90	6
91 to 120	6
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	1	2	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	1	0	1	0	0	2	0	2	0
\$200K to \$299,999	0	3	4	3	2	0	7	14	7	15
\$300K to \$399,999	0	0	1	2	3	1	3	5	13	18
\$400K to \$499,999	0	0	0	1	7	1	1	8	1	3
\$500K to \$599,999	0	0	0	0	0	0	0	10	3	1
\$600K to \$799,999	0	0	0	0	0	0	0	3	1	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	4	5	7	12	2	13	41	29	37
Avg Sold Price	\$0	\$223,250	\$271,500	\$290,129	\$388,775	\$397,750	\$280,338			
Prev Year - Avg Sold Price	\$115,000	\$0	\$253,368	\$235,479	\$372,655	\$345,000	\$248,668			
Avg Sold % Change	0.00%	0.00%	7.16%	23.21%	4.33%	15.29%	12.74%			
Prev Year - # of Solds	1	0	10	7	16	2	15			

Active Detail