## April 2017

## 22191, Woodbridge, VA

## Sold Summary

|  | Apr 2017 | Apr 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 33,594,300$ | $\$ 24,539,457$ | $36.90 \%$ |
| Avg Sold Price | $\$ 361,229$ | $\$ 327,193$ | $10.40 \%$ |
| Median Sold Price | $\$ 322,000$ | $\$ 315,000$ | $2.22 \%$ |
| Units Sold | 93 | 75 | $24.00 \%$ |
| Avg Days on Market | 29 | 25 | $16.00 \%$ |
| Avg List Price for Solds | $\$ 364,010$ | $\$ 330,073$ | $10.28 \%$ |
| Avg SP to OLP Ratio | $98.5 \%$ | $98.5 \%$ | $0.07 \%$ |
| Ratio of Avg SP to Avg OLP | $98.5 \%$ | $99.5 \%$ | $-1.00 \%$ |
| Attached Avg Sold Price | $\$ 326,136$ | $\$ 276,940$ | $17.76 \%$ |
| Detached Avg Sold Price | $\$ 412,021$ | $\$ 387,791$ | $6.25 \%$ |
| Attached Units Sold | 55 | 41 | $34.15 \%$ |
| Detached Units Sold | 38 | 34 | $11.76 \%$ |

## 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

|  | Apr 2017 | Apr 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 126 | 217 | $-41.94 \%$ |
| New Listings | 149 | 170 | $-12.35 \%$ |
| New Under Contracts | 56 | 39 | $43.59 \%$ |
| New Contingents | 78 | 71 | $9.86 \%$ |
| New Pendings | 134 | 110 | $21.82 \%$ |
| All Pendings | 181 | 187 | $-3.21 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 13 |
| Conventional | 25 |
| FHA | 26 |
| Other | 2 |
| Owner | 0 |
| VA | 29 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 40 |
| 11 to 20 | 20 |
| 21 to 30 | 7 |
| 31 to 60 | 17 |
| 61 to 90 | 3 |
| 91 to 120 | 3 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 361 to 720 | 1 |
| $721+$ | 1 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 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 | 0 | 0 |
| \$200K to \$299,999 | 0 | 3 | 5 | 3 | 2 | 2 | 14 | 7 | 9 | 13 |
| \$300K to \$399,999 | 0 | 0 | 3 | 9 | 9 | 4 | 6 | 8 | 14 | 24 |
| \$400K to \$499,999 | 0 | 0 | 1 | 4 | 9 | 0 | 2 | 13 | 2 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 3 | 8 | 0 | 1 | 11 | 7 | 2 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 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 | 1 | 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 | 9 | 20 | 29 | 6 | 25 | 49 | 35 | 41 |
| Avg Sold Price | \$0 | \$246,972 | \$303,344 | \$367,303 | \$445,748 | \$312,531 | \$309, 134 |  |  |  |
| Prev Year - Avg Sold Price | \$143,464 | \$0 | \$287,500 | \$294,506 | \$414,426 | \$304,701 | \$256,458 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 5.51\% | 24.72\% | 7.56\% | 2.57\% | 20.54\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 5 | 17 | 28 | 4 | 20 |  |  |  |

