# **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

# **Active Detail**

#### **Sold Detail**

Residential					Condo/Coop		Active Listings		
2 or	Less BR	3	BR	4 or l	More BR	All	Residential		Condo/Coop
Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
0	0	0	0	0	0	0	2	2	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	1	0	1	0	0	2	0	0	0
0	3	5	3	2	2	14	7	9	13
0	0	3	9	9	4	6	8	14	24
0	0	1	4	9	0	2	13	2	2
0	0	0	3	8	0	1	11	7	2
0	0	0	0	0	0	0	8	1	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	1	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0
0	4	9	20	29	6	25	49	35	41
\$0	\$246,972	\$303,344	\$367,303	\$445,748	\$312,531	\$309,134			
\$143,464	\$0	\$287,500	\$294,506	\$414,426	\$304,701	\$256,458			
0.00%	0.00%	5.51%	24.72%	7.56%	2.57%	20.54%			
1	0	5	17	28	4	20			
	Detached           0           143,464           0.00%	0         0           0         0           0         0           0         0           0         1           0         1           0         3           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         0           0         4           \$0         \$246,972           \$143,464         \$0           0.00%         0.00%	2 or J         3           Detached         Attached/TH         Detached           0         0         0           0         0 <td< td=""><td>Performance DetachedAttached/THDetachedAttached/THDetached00000000000000000000000000000000000039000390003000300<trr>000000&lt;</trr></td><td>Note that is a set of the s</td><td>Provide a strain of the strain</td><td>Attached/TH         Detached         Attached/TH         Detached         Attached/TH         Detached         Attached/TH         At</td><td>Attached/TM         Detached         Attached/TM         Detached/TM         <thdetached th="" tm<=""> <thdetached th="" tm<=""> <t< td=""><td>Let         Hat         Hat</td></t<></thdetached></thdetached></td></td<>	Performance DetachedAttached/THDetachedAttached/THDetached00000000000000000000000000000000000039000390003000300 <trr>000000&lt;</trr>	Note that is a set of the s	Provide a strain of the strain	Attached/TH         Detached         Attached/TH         Detached         Attached/TH         Detached         Attached/TH         At	Attached/TM         Detached         Attached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM         Detached/TM <thdetached th="" tm<=""> <thdetached th="" tm<=""> <t< td=""><td>Let         Hat         Hat</td></t<></thdetached></thdetached>	Let         Hat         Hat