

May 2017

22191, Woodbridge, VA

Sold Summary

	May 2017	May 2016	% Change
Sold Dollar Volume	\$36,541,693	\$30,119,708	21.32%
Avg Sold Price	\$332,197	\$310,512	6.98%
Median Sold Price	\$308,000	\$284,935	8.09%
Units Sold	110	97	13.40%
Avg Days on Market	23	27	-14.81%
Avg List Price for Solds	\$334,836	\$313,109	6.94%
Avg SP to OLP Ratio	98.9%	98.2%	0.74%
Ratio of Avg SP to Avg OLP	98.8%	98.3%	0.47%
Attached Avg Sold Price	\$293,883	\$288,012	2.04%
Detached Avg Sold Price	\$379,895	\$343,975	10.44%
Attached Units Sold	61	58	5.17%
Detached Units Sold	49	39	25.64%

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 2017	May 2016	% Change
Active Listings	125	207	-39.61%
New Listings	144	130	10.77%
New Under Contracts	53	42	26.19%
New Contingents	83	81	2.47%
New Pendings	136	123	10.57%
All Pendings	187	184	1.63%

Financing (Sold)

Assumption	0
Cash	13
Conventional	33
FHA	50
Other	4
Owner	0
VA	20

Days on Market (Sold)

0	8
1 to 10	63
11 to 20	18
21 to 30	4
31 to 60	11
61 to 90	7
91 to 120	3
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	2
\$150K to \$199,999	0	1	1	0	0	0	0
\$200K to \$299,999	0	0	8	13	8	4	16
\$300K to \$399,999	0	0	1	9	11	4	7
\$400K to \$499,999	0	0	0	3	9	1	1
\$500K to \$599,999	0	0	0	0	9	0	0
\$600K to \$799,999	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	10	25	39	9	26
Avg Sold Price	\$0	\$185,000	\$264,450	\$302,064	\$409,496	\$308,617	\$285,104
Prev Year - Avg Sold Price	\$119,000	\$0	\$249,384	\$297,140	\$385,793	\$290,980	\$279,331
Avg Sold % Change	0.00%	0.00%	6.04%	1.66%	6.14%	6.06%	2.07%
Prev Year - # of Solds	1	0	10	25	28	5	28

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
3	2	0
0	0	0
0	0	0
0	3	1
7	4	8
12	10	26
12	1	1
18	5	3
7	1	0
0	0	0
0	0	0
0	0	0
59	26	39