

July 2017

22191, Woodbridge, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$33,540,752	\$42,374,070	-20.85%
Avg Sold Price	\$338,795	\$331,047	2.34%
Median Sold Price	\$319,900	\$317,750	0.68%
Units Sold	99	128	-22.66%
Avg Days on Market	23	36	-36.11%
Avg List Price for Solds	\$342,251	\$334,243	2.40%
Avg SP to OLP Ratio	98.6%	98.1%	0.48%
Ratio of Avg SP to Avg OLP	98.4%	98.1%	0.30%
Attached Avg Sold Price	\$321,714	\$313,799	2.52%
Detached Avg Sold Price	\$370,030	\$353,940	4.55%
Attached Units Sold	64	73	-12.33%
Detached Units Sold	35	55	-36.36%

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

	Jul 2017	Jul 2016	% Change
Active Listings	166	198	-16.16%
New Listings	113	143	-20.98%
New Under Contracts	34	37	-8.11%
New Contingents	57	66	-13.64%
New Pendings	91	103	-11.65%
All Pendings	130	160	-18.75%

Financing (Sold)

Assumption	0
Cash	12
Conventional	34
FHA	27
Other	4
Owner	0
VA	22

Days on Market (Sold)

0	3
1 to 10	45
11 to 20	23
21 to 30	7
31 to 60	14
61 to 90	6
91 to 120	0
121 to 180	0
181 to 360	0
361 to 720	1
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	3
\$150K to \$199,999	0	1	0	2	0	0	0	0	3	0
\$200K to \$299,999	0	3	6	9	4	2	10	7	15	20
\$300K to \$399,999	0	0	3	13	7	2	12	18	17	28
\$400K to \$499,999	0	0	1	3	9	2	2	17	7	3
\$500K to \$599,999	0	0	0	1	4	1	1	16	2	1
\$600K to \$799,999	0	0	0	0	1	0	0	4	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	10	28	25	7	25	63	47	55
Avg Sold Price	\$0	\$229,300	\$287,200	\$323,071	\$403,162	\$364,286	\$323,061			
Prev Year - Avg Sold Price	\$0	\$233,000	\$274,170	\$330,042	\$383,854	\$289,275	\$308,632			
Avg Sold % Change	0.00%	-1.59%	4.75%	-2.11%	5.03%	25.93%	4.68%			
Prev Year - # of Solds	0	1	15	32	40	12	28			

Active Detail