

August 2017
22191, Woodbridge, VA

Sold Summary

	Aug 2017	Aug 2016	% Change
Sold Dollar Volume	\$28,332,798	\$27,917,095	1.49%
Avg Sold Price	\$341,359	\$320,886	6.38%
Median Sold Price	\$318,000	\$294,000	8.16%
Units Sold	83	87	-4.60%
Avg Days on Market	32	29	10.34%
Avg List Price for Solds	\$342,806	\$325,306	5.38%
Avg SP to OLP Ratio	98.0%	98.2%	-0.26%
Ratio of Avg SP to Avg OLP	99.5%	98.6%	0.91%
Attached Avg Sold Price	\$296,100	\$282,287	4.89%
Detached Avg Sold Price	\$392,420	\$360,383	8.89%
Attached Units Sold	44	44	0.00%
Detached Units Sold	39	43	-9.30%

- 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

	Aug 2017	Aug 2016	% Change
Active Listings	158	192	-17.71%
New Listings	104	122	-14.75%
New Under Contracts	43	42	2.38%
New Contingents	46	51	-9.80%
New Pendings	89	93	-4.30%
All Pendings	122	144	-15.28%

Financing (Sold)

Assumption	0
Cash	4
Conventional	34
FHA	26
Other	4
Owner	0
VA	18

Days on Market (Sold)

0	2
1 to 10	26
11 to 20	21
21 to 30	10
31 to 60	17
61 to 90	3
91 to 120	2
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	1
\$150K to \$199,999	0	1	0	0	0	0	1
\$200K to \$299,999	1	0	3	8	5	3	8
\$300K to \$399,999	0	0	6	12	7	0	9
\$400K to \$499,999	0	0	0	0	8	0	0
\$500K to \$599,999	0	0	0	1	7	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	1	1	9	21	29	3	19
Avg Sold Price	\$240,000	\$161,000	\$309,211	\$315,476	\$423,500	\$250,667	\$288,968
Prev Year - Avg Sold Price	\$0	\$221,500	\$282,675	\$309,205	\$372,984	\$269,333	\$257,781
Avg Sold % Change	0.00%	-27.31%	9.39%	2.03%	13.54%	-6.93%	12.10%
Prev Year - # of Solds	0	1	6	21	37	3	19

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	2	0
0	0	0
0	0	2
0	1	1
8	19	11
21	14	27
13	7	4
17	2	2
4	1	0
0	0	0
0	0	0
0	0	0
64	46	47