

October 2017

22191, Woodbridge, VA

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$25,026,650	\$27,206,403	-8.01%
Avg Sold Price	\$320,854	\$309,164	3.78%
Median Sold Price	\$294,350	\$286,000	2.92%
Units Sold	78	88	-11.36%
Avg Days on Market	40	46	-13.04%
Avg List Price for Solds	\$323,453	\$314,073	2.99%
Avg SP to OLP Ratio	96.7%	97.7%	-0.99%
Ratio of Avg SP to Avg OLP	96.4%	97.2%	-0.82%
Attached Avg Sold Price	\$301,118	\$287,016	4.91%
Detached Avg Sold Price	\$352,433	\$341,155	3.31%
Attached Units Sold	48	52	-7.69%
Detached Units Sold	30	36	-16.67%

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

	Oct 2017	Oct 2016	% Change
Active Listings	131	174	-24.71%
New Listings	103	97	6.19%
New Under Contracts	42	40	5.00%
New Contingents	52	41	26.83%
New Pendings	94	81	16.05%
All Pendings	112	129	-13.18%

Financing (Sold)

Assumption	0
Cash	4
Conventional	26
FHA	31
Other	3
Owner	0
VA	14

Days on Market (Sold)

0	1
1 to 10	18
11 to 20	8
21 to 30	10
31 to 60	25
61 to 90	7
91 to 120	6
121 to 180	3
181 to 360	0
361 to 720	0
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	1
\$150K to \$199,999	1	0	0	1	0	0	0	0	1	1
\$200K to \$299,999	0	0	8	6	7	10	10	6	23	13
\$300K to \$399,999	0	0	2	7	2	1	7	16	16	17
\$400K to \$499,999	0	0	1	3	3	0	2	6	9	3
\$500K to \$599,999	0	0	0	1	5	0	0	8	1	1
\$600K to \$799,999	0	0	0	0	1	0	0	5	0	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
<b>Total</b>	<b>1</b>	<b>0</b>	<b>11</b>	<b>18</b>	<b>18</b>	<b>11</b>	<b>19</b>	<b>42</b>	<b>52</b>	<b>36</b>
Avg Sold Price	\$185,000	\$0	\$294,309	\$329,456	\$397,256	\$259,673	\$298,266			
Prev Year - Avg Sold Price	\$0	\$216,500	\$247,629	\$276,009	\$363,730	\$323,250	\$294,539			
Avg Sold % Change	0.00%	0.00%	18.85%	19.36%	9.22%	-19.67%	1.27%			
Prev Year - # of Solds	0	1	7	20	29	2	29			

Active Detail