

January 2018

22191, Woodbridge, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$16,662,230	\$16,261,375	2.47%
Avg Sold Price	\$340,046	\$295,661	15.01%
Median Sold Price	\$315,000	\$285,000	10.53%
Units Sold	49	55	-10.91%
Avg Days on Market	36	57	-36.84%
Avg List Price for Solds	\$341,694	\$300,980	13.53%
Avg SP to OLP Ratio	99.0%	96.7%	2.43%
Ratio of Avg SP to Avg OLP	98.7%	96.5%	2.29%
Attached Avg Sold Price	\$301,375	\$273,136	10.34%
Detached Avg Sold Price	\$412,838	\$338,342	22.02%
Attached Units Sold	32	36	-11.11%
Detached Units Sold	17	19	-10.53%

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

	Jan 2018	Jan 2017	% Change
Active Listings	77	112	-31.25%
New Listings	76	86	-11.63%
New Under Contracts	31	24	29.17%
New Contingents	44	44	0.00%
New Pendings	75	68	10.29%
All Pendings	87	115	-24.35%

Financing (Sold)

Assumption	0
Cash	4
Conventional	24
FHA	12
Other	2
Owner	0
VA	7

Days on Market (Sold)

0	2
1 to 10	15
11 to 20	7
21 to 30	2
31 to 60	15
61 to 90	3
91 to 120	3
121 to 180	1
181 to 360	1
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	2	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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	2
\$200K to \$299,999	0	1	2	4	2	4	6	3	10	6
\$300K to \$399,999	0	0	0	7	5	1	4	17	4	6
\$400K to \$499,999	0	0	0	3	3	0	1	12	3	0
\$500K to \$599,999	0	0	0	0	3	0	0	7	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	2	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
Total	0	1	2	14	15	5	12	43	19	14
Avg Sold Price	\$0	\$225,000	\$260,950	\$324,014	\$433,089	\$279,280	\$290,533			
Prev Year - Avg Sold Price	\$0	\$249,000	\$263,125	\$282,871	\$358,399	\$234,967	\$271,346			
Avg Sold % Change	0.00%	-9.64%	-0.83%	14.54%	20.84%	18.86%	7.07%			
Prev Year - # of Solds	0	1	4	17	15	3	15			

Active Detail