## April 2018

## 22191, Woodbridge, VA

## Sold Summary

|  | Apr 2018 | Apr 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 27,180,090$ | $\$ 33,594,300$ | $-19.09 \%$ |
| Avg Sold Price | $\$ 344,052$ | $\$ 361,229$ | $-4.76 \%$ |
| Median Sold Price | $\$ 325,000$ | $\$ 322,000$ | $0.93 \%$ |
| Units Sold | 79 | 93 | $-15.05 \%$ |
| Avg Days on Market | 24 | 29 | $-17.24 \%$ |
| Avg List Price for Solds | $\$ 345,687$ | $\$ 364,010$ | $-5.03 \%$ |
| Avg SP to OLP Ratio | $99.0 \%$ | $98.5 \%$ | $0.53 \%$ |
| Ratio of Avg SP to Avg OLP | $98.5 \%$ | $98.5 \%$ | $0.04 \%$ |
| Attached Avg Sold Price | $\$ 318,570$ | $\$ 326,136$ | $-2.32 \%$ |
| Detached Avg Sold Price | $\$ 399,092$ | $\$ 412,021$ | $-3.14 \%$ |
| Attached Units Sold | 54 | 55 | $-1.82 \%$ |
| Detached Units Sold | 25 | 38 | $-34.21 \%$ |

## 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

|  | Apr 2018 | Apr 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 147 | 126 | $16.67 \%$ |
| New Listings | 150 | 149 | $0.67 \%$ |
| New Under Contracts | 46 | 56 | $-17.86 \%$ |
| New Contingents | 55 | 78 | $-29.49 \%$ |
| New Pendings | 101 | 134 | $-24.63 \%$ |
| All Pendings | 131 | 181 | $-27.62 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 30 |
| FHA | 25 |
| Other | 3 |
| Owner | 0 |
| VA | 19 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :---: |
| 1 to 10 | 38 |
| 11 to 20 | 16 |
| 21 to 30 | 11 |
| 31 to 60 | 2 |
| 61 to 90 | 2 |
| 91 to 120 | 3 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 1 |
| \$200K to \$299,999 | 1 | 0 | 1 | 6 | 0 | 6 | 9 | 11 | 10 | 14 |
| \$300K to \$399,999 | 0 | 0 | 2 | 6 | 8 | 0 | 18 | 18 | 9 | 19 |
| \$400K to \$499,999 | 0 | 0 | 1 | 5 | 5 | 0 | 1 | 20 | 12 | 3 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 6 | 1 | 0 | 16 | 3 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 0 | 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 |
| Total | 1 | 1 | 5 | 17 | 19 | 7 | 29 | 72 | 37 | 37 |
| Avg Sold Price | \$220,600 | \$180,000 | \$309,600 | \$334,817 | \$432,037 | \$308,357 | \$316,290 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$246,972 | \$303,344 | \$367,303 | \$445,748 | \$312,531 | \$309, 134 |  |  |  |
| Avg Sold \% Change | 0.00\% | -27.12\% | 2.06\% | -8.84\% | -3.08\% | -1.34\% | 2.31\% |  |  |  |
| Prev Year - \# of Solds | 0 | 4 | 9 | 20 | 29 | 6 | 25 |  |  |  |

