

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	29	36	-19.44%
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	23
Other	3
Owner	0
VA	19

Days on Market (Sold)

0	5
1 to 10	34
11 to 20	12
21 to 30	10
31 to 60	6
61 to 90	4
91 to 120	4
121 to 180	3
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	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			

Active Detail