## August 2018 22191, Woodbridge, VA

## Sold Summary

|  | Aug 2018 | Aug 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 33,479,062$ | $\$ 28,332,798$ | $18.16 \%$ |
| Avg Sold Price | $\$ 348,740$ | $\$ 341,359$ | $2.16 \%$ |
| Median Sold Price | $\$ 317,500$ | $\$ 318,000$ | $-0.16 \%$ |
| Units Sold | 96 | 83 | $15.66 \%$ |
| Avg Days on Market | 25 | 32 | $-21.88 \%$ |
| Avg List Price for Solds | $\$ 352,092$ | $\$ 342,806$ | $2.71 \%$ |
| Avg SP to OLP Ratio | $98.2 \%$ | $98.0 \%$ | $0.22 \%$ |
| Ratio of Avg SP to Avg OLP | $97.9 \%$ | $99.5 \%$ | $-1.59 \%$ |
| Attached Avg Sold Price | $\$ 304,271$ | $\$ 296,100$ | $2.76 \%$ |
| Detached Avg Sold Price | $\$ 387,978$ | $\$ 392,420$ | $-1.13 \%$ |
| Attached Units Sold | 45 | 44 | $2.27 \%$ |
| Detached Units Sold | 51 | 39 | $30.77 \%$ |

## 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 2018 | Aug 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 213 | 158 | $34.81 \%$ |
| New Listings | 133 | 104 | $27.88 \%$ |
| New Under Contracts | 45 | 43 | $4.65 \%$ |
| New Contingents | 39 | 46 | $-15.22 \%$ |
| New Pendings | 84 | 89 | $-5.62 \%$ |
| All Pendings | 112 | 122 | $-8.20 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 2 |
| Conventional | 36 |
| FHA | 33 |
| Other | 4 |
| Owner | 0 |
| VA | 23 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 28 |
| 11 to 20 | 24 |
| 21 to 30 | 18 |
| 31 to 60 | 20 |
| 61 to 90 | 6 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 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 <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 | 0 | 0 | 1 | 0 | 0 | 2 | 0 | 1 | 4 |
| \$200K to \$299,999 | 1 | 2 | 11 | 8 | 5 | 2 | 10 | 8 | 22 | 21 |
| \$300K to \$399,999 | 0 | 0 | 4 | 8 | 9 | 2 | 6 | 27 | 22 | 36 |
| \$400K to \$499,999 | 0 | 0 | 0 | 2 | 13 | 1 | 1 | 22 | 13 | 6 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 21 | 3 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 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 | 1 | 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 | 2 | 15 | 19 | 35 | 5 | 19 | 82 | 63 | 67 |
| Avg Sold Price | \$290,000 | \$251,000 | \$282,393 | \$306,526 | \$436,029 | \$339,800 | \$298,272 |  |  |  |
| Prev Year - Avg Sold Price | \$240,000 | \$161,000 | \$309,211 | \$315,476 | \$423,500 | \$250,667 | \$288,968 |  |  |  |
| Avg Sold \% Change | 20.83\% | 55.90\% | -8.67\% | -2.84\% | 2.96\% | 35.56\% | 3.22\% |  |  |  |
| Prev Year - \# of Solds | 1 | 1 | 9 | 21 | 29 | 3 | 19 |  |  |  |

