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)

3(/			
Assumption			
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

Active Detail

Sold Detail

					Residential			Active Listings		
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	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	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			