

November 2018
22191, Woodbridge, VA

Sold Summary

	Nov 2018	Nov 2017	% Change
Sold Dollar Volume	\$20,031,200	\$19,479,355	2.83%
Avg Sold Price	\$339,512	\$314,183	8.06%
Median Sold Price	\$323,000	\$283,500	13.93%
Units Sold	59	62	-4.84%
Avg Days on Market	47	36	30.56%
Avg List Price for Solds	\$344,121	\$317,711	8.31%
Avg SP to OLP Ratio	97.0%	97.1%	-0.18%
Ratio of Avg SP to Avg OLP	98.3%	97.1%	1.25%
Attached Avg Sold Price	\$308,372	\$302,445	1.96%
Detached Avg Sold Price	\$423,200	\$331,556	27.64%
Attached Units Sold	43	37	16.22%
Detached Units Sold	16	25	-36.00%

- 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

	Nov 2018	Nov 2017	% Change
Active Listings	149	98	52.04%
New Listings	78	63	23.81%
New Under Contracts	33	33	0.00%
New Contingents	29	46	-36.96%
New Pendings	62	79	-21.52%
All Pendings	90	113	-20.35%

Financing (Sold)

Assumption	0
Cash	2
Conventional	22
FHA	21
Other	1
Owner	0
VA	13

Days on Market (Sold)

0	2
1 to 10	10
11 to 20	11
21 to 30	11
31 to 60	17
61 to 90	11
91 to 120	4
121 to 180	4
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2
\$200K to \$299,999	0	0	0	3	3	4	9
\$300K to \$399,999	0	0	0	11	4	5	7
\$400K to \$499,999	0	0	0	1	5	0	0
\$500K to \$599,999	0	0	0	0	3	1	0
\$600K to \$799,999	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	0	15	16	10	18
Avg Sold Price	\$0	\$0	\$0	\$323,673	\$423,200	\$325,290	\$286,222
Prev Year - Avg Sold Price	\$0	\$230,000	\$266,286	\$315,997	\$356,939	\$314,583	\$284,692
Avg Sold % Change	0.00%	0.00%	0.00%	2.43%	18.56%	3.40%	0.54%
Prev Year - # of Solds	0	1	7	17	18	6	13

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	2	0
0	0	0
0	0	0
0	2	3
7	18	12
21	14	18
13	11	4
13	2	2
3	0	0
0	0	0
0	1	0
0	0	0
0	0	0
59	50	39