

## March 2019

# 22191, Woodbridge, VA

## **Sold Summary**

	Mar 2019	Mar 2018	% Change	
Sold Dollar Volume	\$23,828,716	\$22,600,485	5.43%	
Avg Sold Price	\$345,344	\$332,360	3.91%	
Median Sold Price	\$325,000	\$319,950	1.58%	
Units Sold	72	68	5.88%	
Avg Days on Market	32	25	28.00%	
Avg List Price for Solds	\$348,584	\$336,326	3.64%	
Avg SP to OLP Ratio	98.4%	98.3%	0.05%	
Ratio of Avg SP to Avg OLP	94.2%	98.2%	-4.03%	
Attached Avg Sold Price	\$325,308	\$307,871	5.66%	
Detached Avg Sold Price	\$406,629	\$369,548	10.03%	
Attached Units Sold	54	41	31.71%	
Detached Units Sold	18	27	-33.33%	

#### 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**

	Mar 2019	Mar 2018	% Change	
Active Listings	96	101	-4.95%	
New Listings	134	117	14.53%	
New Under Contracts	70	46	52.17%	
New Contingents	41	61	-32.79%	
New Pendings	111	107	3.74%	
All Pendings	139	129	7.75%	

#### Financing (Sold)

Assumption	0
Cash	5
Conventional	29
FHA	12
Other	4
Owner	0
VA	22

## Days on Market (Sold)

0	0
1 to 10	34
11 to 20	12
21 to 30	3
31 to 60	6
61 to 90	6
91 to 120	8
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			js –	
	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	0	0	0	1	0	0	1
\$200K to \$299,999	0	1	4	7	1	6	10	3	6	5
\$300K to \$399,999	0	0	0	10	3	2	9	15	8	21
\$400K to \$499,999	0	0	1	4	4	0	1	11	2	0
\$500K to \$599,999	0	0	0	0	4	1	0	10	5	1
\$600K to \$799,999	0	0	0	0	0	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	0	0	0	0	1	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	0	1	5	22	13	9	22	43	24	28
Avg Sold Price	\$0	\$255,300	\$316,560	\$340,819	\$444,158	\$326,409	\$312,659			
Prev Year - Avg Sold Price	\$176,786	\$252,125	\$304,438	\$335,056	\$409,194	\$307,180	\$289,093			

8.54%

18

6.26%

5

8.15%

14



0.00%

1.26%

4

3.98%

8

1.72%

18

Avg Sold % Change

Prev Year - # of Solds