

May 2019

22191, Woodbridge, VA

Sold Summary

	May 2019	May 2018	% Change		
Sold Dollar Volume	\$40,536,980	\$29,951,510	35.34%		
Avg Sold Price	\$355,588	\$369,772	-3.84%		
Median Sold Price	\$336,750	\$348,000	-3.23%		
Units Sold	115	81	41.98%		
Avg Days on Market	19	22	-13.64%		
Avg List Price for Solds	\$355,949	\$371,071	-4.08%		
Avg SP to OLP Ratio	99.4%	98.5%	0.95%		
Ratio of Avg SP to Avg OLP	99.3%	98.4%	0.94%		
Attached Avg Sold Price	\$323,233	\$328,545	-1.62%		
Detached Avg Sold Price	\$422,920	\$409,993	3.15%		
Attached Units Sold	77	40	92.50%		
Detached Units Sold	38	41	-7.32%		

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

	May 2019	May 2018	% Change	
Active Listings	100	175	-42.86%	
New Listings	137	167	-17.96%	
New Under Contracts	89	51	74.51%	
New Contingents	35	60	-41.67%	
New Pendings	124	111	11.71%	
All Pendings	148	150	-1.33%	

Financing (Sold)

Assumption	0
Cash	3
Conventional	59
FHA	30
Other	3
Owner	0
VA	20

Days on Market (Sold)

0	3
1 to 10	59
11 to 20	21
21 to 30	13
31 to 60	19
61 to 90	2
91 to 120	2
121 to 180	2
181 to 360	1
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or Less BR		3 BR		4 or 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	3	0	0	0
\$200K to \$299,999	0	5	2	11	1	4	9	2	9	1
\$300K to \$399,999	0	0	5	13	9	6	16	14	9	14
\$400K to \$499,999	0	0	0	8	11	0	2	13	7	3
\$500K to \$599,999	0	0	0	0	6	0	0	12	4	1
\$600K to \$799,999	0	0	0	0	3	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	0	5	7	32	31	10	30	48	31	19
Avg Sold Price	\$0	\$251,500	\$313,257	\$338,932	\$448,508	\$328,180	\$316,793			
Prev Year - Avg Sold Price	\$0	\$0	\$307,800	\$327,328	\$434,767	\$275,000	\$332,139			

3.16%

33

19.34%

-4.62%

21

3.55%

18

8



0.00%

0.00%

0

Avg Sold % Change

Prev Year - # of Solds