## July 2019

22191, Woodbridge, VA

## Sold Summary

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 37,457,379$ | $\$ 37,500,262$ | $-0.11 \%$ |
| Avg Sold Price | $\$ 353,372$ | $\$ 337,840$ | $4.60 \%$ |
| Median Sold Price | $\$ 331,500$ | $\$ 318,000$ | $4.25 \%$ |
| Units Sold | 106 | 111 | $-4.50 \%$ |
| Avg Days on Market | 17 | 29 | $-41.38 \%$ |
| Avg List Price for Solds | $\$ 355,034$ | $\$ 340,531$ | $4.26 \%$ |
| Avg SP to OLP Ratio | $99.3 \%$ | $98.3 \%$ | $0.99 \%$ |
| Ratio of Avg SP to Avg OLP | $99.2 \%$ | $98.2 \%$ | $1.01 \%$ |
| Attached Avg Sold Price | $\$ 318,225$ | $\$ 303,191$ | $4.96 \%$ |
| Detached Avg Sold Price | $\$ 424,669$ | $\$ 392,635$ | $8.16 \%$ |
| Attached Units Sold | 71 | 68 | $4.41 \%$ |
| Detached Units Sold | 35 | 43 | $-18.60 \%$ |

## 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

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 117 | 191 | $-38.74 \%$ |
| New Listings | 131 | 142 | $-7.75 \%$ |
| New Under Contracts | 83 | 52 | $59.62 \%$ |
| New Contingents | 34 | 59 | $-42.37 \%$ |
| New Pendings | 117 | 111 | $5.41 \%$ |
| All Pendings | 136 | 135 | $0.74 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 6 |
| Conventional | 48 |
| FHA | 18 |
| Other | 2 |
| Owner | 0 |
| VA | 32 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 45 |
| 11 to 20 | 30 |
| 21 to 30 | 15 |
| 31 to 60 | 13 |
| 61 to 90 | 3 |
| 91 to 120 | 0 |
| 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 | 5 | 0 | 0 | 0 |
| \$200K to \$299,999 | 1 | 1 | 1 | 9 | 1 | 4 | 11 | 2 | 4 | 5 |
| \$300K to \$399,999 | 0 | 0 | 6 | 10 | 8 | 6 | 13 | 27 | 14 | 15 |
| \$400K to \$499,999 | 0 | 0 | 2 | 6 | 5 | 1 | 3 | 16 | 5 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 1 | 8 | 0 | 0 | 17 | 3 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 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 | 1 | 1 | 9 | 27 | 25 | 11 | 32 | 67 | 28 | 21 |
| Avg Sold Price | \$290,000 | \$232,000 | \$345,211 | \$336,456 | \$458,660 | \$325,009 | \$303,206 |  |  |  |
| Prev Year - Avg Sold Price | \$400,000 | \$216,333 | \$293,390 | \$341,879 | \$423,419 | \$270,129 | \$291,824 |  |  |  |
| Avg Sold \% Change | -27.50\% | 7.24\% | 17.66\% | -1.59\% | 8.32\% | 20.32\% | 3.90\% |  |  |  |
| Prev Year - \# of Solds | 1 | 3 | 10 | 23 | 32 | 7 | 35 |  |  |  |

