

# **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)

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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 Active Detail**

	Residential					Condo/Coop Active Listing			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	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			

8.32%

32

20.32%

3.90%

35



-27.50%

7.24%

17.66%

10

-1.59%

23

Avg Sold % Change

Prev Year - # of Solds