

September 2019
22191, Woodbridge, VA

Sold Summary

	Sep 2019	Sep 2018	% Change
Sold Dollar Volume	\$24,126,338	\$24,793,210	-2.69%
Avg Sold Price	\$354,799	\$354,189	0.17%
Median Sold Price	\$335,000	\$338,750	-1.11%
Units Sold	68	70	-2.86%
Avg Days on Market	32	33	-3.03%
Avg List Price for Solds	\$356,935	\$359,506	-0.72%
Avg SP to OLP Ratio	98.3%	97.7%	0.63%
Ratio of Avg SP to Avg OLP	99.6%	98.8%	0.81%
Attached Avg Sold Price	\$331,043	\$335,304	-1.27%
Detached Avg Sold Price	\$390,874	\$392,778	-0.48%
Attached Units Sold	41	47	-12.77%
Detached Units Sold	27	23	17.39%

- 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

	Sep 2019	Sep 2018	% Change
Active Listings	114	191	-40.31%
New Listings	92	86	6.98%
New Under Contracts	51	34	50.00%
New Contingents	38	42	-9.52%
New Pending	89	76	17.11%
All Pending	109	111	-1.80%

Financing (Sold)

Assumption	0
Cash	3
Conventional	30
FHA	23
Other	3
Owner	0
VA	9

Days on Market (Sold)

0	0
1 to 10	22
11 to 20	13
21 to 30	12
31 to 60	10
61 to 90	6
91 to 120	3
121 to 180	1
181 to 360	1
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	1	0	0	0	0	0	1
\$200K to \$299,999	0	0	2	9	0	1	4
\$300K to \$399,999	0	0	3	12	11	2	8
\$400K to \$499,999	0	0	0	4	4	0	0
\$500K to \$599,999	0	0	0	1	6	0	0
\$600K to \$799,999	0	0	0	0	0	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	1	0	5	26	21	3	12
Avg Sold Price	\$175,000	\$0	\$305,778	\$338,715	\$421,414	\$319,250	\$317,367
Prev Year - Avg Sold Price	\$182,000	\$220,000	\$307,780	\$330,617	\$430,176	\$363,760	\$336,972
Avg Sold % Change	-3.85%	0.00%	-0.65%	2.45%	-2.04%	-12.24%	-5.82%
Prev Year - # of Solds	1	1	5	15	17	5	26

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
2	2	0
0	0	0
0	0	0
0	0	0
4	11	4
22	15	15
13	10	1
11	1	0
2	0	0
0	0	0
0	0	0
0	0	0
54	39	20