## December 2019

22191, Woodbridge, VA

## Sold Summary

|  | Dec 2019 | Dec 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 27,284,513$ | $\$ 15,295,750$ | $78.38 \%$ |
| Avg Sold Price | $\$ 356,588$ | $\$ 325,441$ | $9.57 \%$ |
| Median Sold Price | $\$ 332,650$ | $\$ 315,000$ | $5.60 \%$ |
| Units Sold | 76 | 47 | $61.70 \%$ |
| Avg Days on Market | 27 | 33 | $-18.18 \%$ |
| Avg List Price for Solds | $\$ 359,006$ | $\$ 330,126$ | $8.75 \%$ |
| Avg SP to OLP Ratio | $98.0 \%$ | $96.8 \%$ | $1.28 \%$ |
| Ratio of Avg SP to Avg OLP | $97.8 \%$ | $98.6 \%$ | $-0.76 \%$ |
| Attached Avg Sold Price | $\$ 332,162$ | $\$ 312,389$ | $6.33 \%$ |
| Detached Avg Sold Price | $\$ 396,176$ | $\$ 362,608$ | $9.26 \%$ |
| Attached Units Sold | 47 | 33 | $42.42 \%$ |
| Detached Units Sold | 29 | 13 | $123.08 \%$ |

## 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

|  | Dec 2019 | Dec 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 33 | 101 | $-67.33 \%$ |
| New Listings | 42 | 47 | $-10.64 \%$ |
| New Under Contracts | 0 | 35 | $0 \%$ |
| New Contingents | 0 | 31 | $0 \%$ |
| New Pendings | 58 | 66 | $-12.12 \%$ |
| All Pendings | 74 | 93 | $-20.43 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 7 |
| Conventional | 30 |
| FHA | 22 |
| Other | 2 |
| Owner | 0 |
| VA | 14 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 23 |
| 11 to 20 | 10 |
| 21 to 30 | 9 |
| 31 to 60 | 22 |
| 61 to 90 | 6 |
| 91 to 120 | 3 |
| 121 to 180 | 3 |
| 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 | 0 | 0 | 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 | 1 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 2 | 3 | 2 | 1 | 2 | 9 | 1 | 6 | 1 |
| \$300K to \$399,999 | 0 | 0 | 4 | 6 | 8 | 3 | 9 | 6 | 5 | 2 |
| \$400K to \$499,999 | 0 | 0 | 0 | 6 | 5 | 2 | 1 | 2 | 2 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 1 | 6 | 1 | 0 | 5 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 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 | 2 | 8 | 15 | 21 | 9 | 21 | 15 | 13 | 5 |
| Avg Sold Price | \$0 | \$282,450 | \$288,721 | \$378,320 | \$437,112 | \$354,111 | \$294,520 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$255,000 | \$332,667 | \$323,175 | \$371,590 | \$299,933 | \$313,809 |  |  |  |
| Avg Sold \% Change | 0.00\% | 10.76\% | -13.21\% | 17.06\% | 17.63\% | 18.06\% | -6.15\% |  |  |  |
| Prev Year - \# of Solds | 0 | 2 | 3 | 12 | 10 | 3 | 16 |  |  |  |

