

February 2020
22191, Woodbridge, VA

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$19,458,054	\$18,113,400	7.42%
Avg Sold Price	\$345,800	\$362,268	-4.55%
Median Sold Price	\$322,500	\$339,000	-4.87%
Units Sold	56	50	12.00%
Avg Days on Market	28	38	-26.32%
Avg List Price for Solds	\$347,465	\$362,884	-4.25%
Avg SP to OLP Ratio	99.2%	99.8%	-0.64%
Ratio of Avg SP to Avg OLP	99.1%	99.4%	-0.29%
Attached Avg Sold Price	\$328,278	\$330,500	-0.67%
Detached Avg Sold Price	\$382,790	\$406,138	-5.75%
Attached Units Sold	38	29	31.03%
Detached Units Sold	18	21	-14.29%

- 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

	Feb 2020	Feb 2019	% Change
Active Listings	49	77	-36.36%
New Listings	87	93	-6.45%
New Under Contracts	0	43	0%
New Contingents	0	33	0%
New Pendings	82	76	7.89%
All Pendings	99	114	-13.16%

Financing (Sold)

Assumption	0
Cash	5
Conventional	23
FHA	15
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	1
1 to 10	30
11 to 20	9
21 to 30	4
31 to 60	5
61 to 90	2
91 to 120	2
121 to 180	1
181 to 360	2
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	0	0	0	0	0	0	0
\$200K to \$299,999	1	1	1	6	2	2	6
\$300K to \$399,999	0	1	2	5	5	3	7
\$400K to \$499,999	0	0	0	6	4	0	1
\$500K to \$599,999	0	0	0	0	3	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	2	3	17	14	5	14
Avg Sold Price	\$285,000	\$291,500	\$293,166	\$354,805	\$408,980	\$330,580	\$300,499
Prev Year - Avg Sold Price	\$265,000	\$0	\$264,950	\$311,343	\$429,667	\$395,133	\$317,211
Avg Sold % Change	7.55%	0.00%	10.65%	13.96%	-4.81%	-16.34%	-5.27%
Prev Year - # of Solds	1	0	2	14	18	6	9

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
1	6	5
7	6	5
5	2	2
7	1	0
2	0	0
0	0	0
0	0	0
0	0	0
22	15	12