

August 2020
22191, Woodbridge, VA

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$48,372,536	\$35,258,989	37.19%
Avg Sold Price	\$396,342	\$363,495	9.04%
Median Sold Price	\$399,990	\$340,000	17.64%
Units Sold	123	97	26.80%
Avg Days on Market	11	16	-31.25%
Avg List Price for Solds	\$393,272	\$364,760	7.82%
Avg SP to OLP Ratio	100.6%	99.5%	1.07%
Ratio of Avg SP to Avg OLP	100.5%	100.5%	0.00%
Attached Avg Sold Price	\$354,465	\$326,457	8.58%
Detached Avg Sold Price	\$468,928	\$408,939	14.67%
Attached Units Sold	78	52	50.00%
Detached Units Sold	45	44	2.27%

- 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

	Aug 2020	Aug 2019	% Change
Active Listings	37	114	-67.54%
New Listings	105	87	20.69%
New Under Contracts	0	50	0%
New Contingents	0	27	0%
New Pendings	125	77	62.34%
All Pendings	157	103	52.43%

Financing (Sold)

Assumption	0
Cash	9
Conventional	53
FHA	25
Other	0
Owner	0
VA	31

Days on Market (Sold)

0	1
1 to 10	83
11 to 20	19
21 to 30	8
31 to 60	8
61 to 90	2
91 to 120	1
121 to 180	1
181 to 360	0
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	1
\$200K to \$299,999	0	3	1	10	1	3	9
\$300K to \$399,999	0	1	6	7	3	6	11
\$400K to \$499,999	0	0	2	9	14	3	11
\$500K to \$599,999	0	0	1	3	13	0	0
\$600K to \$799,999	0	0	0	0	4	1	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	0	4	10	29	35	13	32
Avg Sold Price	\$0	\$273,000	\$381,150	\$369,412	\$494,008	\$373,307	\$343,449
Prev Year - Avg Sold Price	\$205,000	\$295,000	\$364,873	\$349,489	\$430,459	\$311,900	\$316,129
Avg Sold % Change	0.00%	-7.46%	4.46%	5.70%	14.76%	19.69%	8.64%
Prev Year - # of Solds	1	2	11	18	32	5	27

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	2	1
8	4	7
0	2	8
1	2	0
1	0	0
0	0	0
0	0	0
0	0	0
10	10	17