## March 2021

22191, Woodbridge, VA

## Sold Summary

|  | Mar 2021 | Mar 2020 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 34,822,846$ | $\$ 25,249,445$ | $37.92 \%$ |
| Avg Sold Price | $\$ 391,062$ | $\$ 371,911$ | $5.15 \%$ |
| Median Sold Price | $\$ 350,000$ | $\$ 346,000$ | $1.16 \%$ |
| Units Sold | 91 | 69 | $31.88 \%$ |
| Avg Days on Market | 7 | 14 | $-50.00 \%$ |
| Avg List Price for Solds | $\$ 382,668$ | $\$ 371,315$ | $3.06 \%$ |
| Avg SP to OLP Ratio | $102.7 \%$ | $100.3 \%$ | $2.39 \%$ |
| Ratio of Avg SP to Avg OLP | $102.7 \%$ | $100.0 \%$ | $2.69 \%$ |
| Attached Avg Sold Price | $\$ 356,509$ | $\$ 332,443$ | $7.24 \%$ |
| Detached Avg Sold Price | $\$ 487,523$ | $\$ 444,270$ | $9.74 \%$ |
| Attached Units Sold | 67 | 44 | $52.27 \%$ |
| Detached Units Sold | 24 | 25 | $-4.00 \%$ |

## 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

|  | Mar 2021 | Mar 2020 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 28 | 67 | $-58.21 \%$ |
| New Listings | 118 | 134 | $-11.94 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 119 | 110 | $8.18 \%$ |
| All Pendings | 117 | 131 | $-10.69 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 48 |
| FHA | 21 |
| Other | 1 |
| Owner | 0 |
| VA | 12 |

Days on Market (Sold)

| 0 | 5 |
| :--- | :---: |
| 1 to 10 | 67 |
| 11 to 20 | 11 |
| 21 to 30 | 3 |
| 31 to 60 | 3 |
| 61 to 90 | 1 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 1 |
| 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 |  | AII <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 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 1 | 0 | 5 | 1 | 0 | 4 | 1 | 2 | 0 |
| \$300K to \$399,999 | 0 | 6 | 8 | 7 | 2 | 6 | 22 | 2 | 3 | 4 |
| \$400K to \$499,999 | 0 | 0 | 0 | 4 | 2 | 0 | 10 | 0 | 1 | 6 |
| \$500K to \$599,999 | 0 | 0 | 0 | 1 | 2 | 0 | 1 | 1 | 1 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 2 | 2 | 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 | 2 | 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 | 7 | 8 | 17 | 16 | 6 | 37 | 8 | 9 | 11 |
| Avg Sold Price | \$0 | \$323,857 | \$340,750 | \$368,970 | \$560,909 | \$346,833 | \$358,531 |  |  |  |
| Prev Year - Avg Sold Price | \$344,500 | \$236,000 | \$352,000 | \$340,031 | \$475,444 | \$356,980 | \$320,368 |  |  |  |
| Avg Sold \% Change | 0.00\% | 37.23\% | -3.20\% | 8.51\% | 17.98\% | -2.84\% | 11.91\% |  |  |  |
| Prev Year - \# of Solds | 1 | 1 | 5 | 22 | 19 | 5 | 16 |  |  |  |

