

February 2023
22191, Woodbridge, VA

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$24,405,717	\$29,429,236	-17.07%
Avg Sold Price	\$505,404	\$436,298	15.84%
Median Sold Price	\$472,575	\$402,518	17.40%
Units Sold	48	69	-30.43%
Avg Days on Market	43	14	207.14%
Avg List Price for Solds	\$508,452	\$426,510	19.21%
Avg SP to OLP Ratio	97.3%	101.9%	-4.49%
Ratio of Avg SP to Avg OLP	97.5%	101.8%	-4.26%
Attached Avg Sold Price	\$454,333	\$396,529	14.58%
Detached Avg Sold Price	\$556,475	\$506,292	9.91%
Attached Units Sold	24	44	-45.45%
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

	Feb 2023	Feb 2022	% Change
Active Listings	27	22	22.73%
New Listings	46	103	-55.34%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	59	95	-37.89%
All Pending	62	115	-46.09%

Financing (Sold)

Assumption	1
Cash	2
Conventional	27
FHA	6
Other	1
Owner	0
VA	11

Days on Market (Sold)

0	1
1 to 10	14
11 to 20	6
21 to 30	3
31 to 60	5
61 to 90	8
91 to 120	7
121 to 180	0
181 to 360	4
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	0	0	1	1	0	0	0
\$300K to \$399,999	0	1	1	1	3	1	3
\$400K to \$499,999	0	0	2	4	2	2	5
\$500K to \$599,999	0	0	0	3	2	1	0
\$600K to \$799,999	0	0	1	2	12	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	0	1	5	11	19	4	8
Avg Sold Price	\$0	\$354,000	\$412,500	\$488,000	\$594,363	\$424,500	\$435,501
Prev Year - Avg Sold Price	\$0	\$315,000	\$421,360	\$415,928	\$527,525	\$442,333	\$386,691
Avg Sold % Change	0.00%	12.38%	-2.10%	17.33%	12.67%	-4.03%	12.62%
Prev Year - # of Solds	0	2	5	14	20	3	25

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
1	2	4
3	1	5
3	0	3
3	0	0
1	0	0
1	0	0
0	0	0
0	0	0
12	3	12