## April 2023

## 22191, Woodbridge, VA

## Sold Summary

|  | Apr 2023 | Apr 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 29,368,699$ | $\$ 41,214,849$ | $-28.74 \%$ |
| Avg Sold Price | $\$ 485,886$ | $\$ 478,515$ | $1.54 \%$ |
| Median Sold Price | $\$ 475,000$ | $\$ 450,000$ | $5.56 \%$ |
| Units Sold | 61 | 89 | $-31.46 \%$ |
| Avg Days on Market | 14 | 8 | $75.00 \%$ |
| Avg List Price for Solds | $\$ 481,454$ | $\$ 463,088$ | $3.97 \%$ |
| Avg SP to OLP Ratio | $101.2 \%$ | $103.9 \%$ | $-2.52 \%$ |
| Ratio of Avg SP to Avg OLP | $100.8 \%$ | $103.5 \%$ | $-2.61 \%$ |
| Attached Avg Sold Price | $\$ 456,299$ | $\$ 432,253$ | $5.56 \%$ |
| Detached Avg Sold Price | $\$ 528,492$ | $\$ 549,892$ | $-3.89 \%$ |
| Attached Units Sold | 36 | 54 | $-33.33 \%$ |
| Detached Units Sold | 25 | 35 | $-28.57 \%$ |

## 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

|  | Apr 2023 | Apr 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 29 | 47 | $-38.30 \%$ |
| New Listings | 62 | 122 | $-49.18 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 65 | 103 | $-36.89 \%$ |
| All Pendings | 60 | 114 | $-47.37 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 5 |
| Conventional | 32 |
| FHA | 10 |
| Other | 1 |
| Owner | 0 |
| VA | 13 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 42 |
| 11 to 20 | 9 |
| 21 to 30 | 2 |
| 31 to 60 | 4 |
| 61 to 90 | 1 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

## 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 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 3 | 1 | 1 | 3 | 0 | 0 | 1 |
| \$400K to \$499,999 | 1 | 0 | 3 | 4 | 4 | 3 | 11 | 6 | 2 | 7 |
| \$500K to \$599,999 | 0 | 0 | 1 | 4 | 1 | 1 | 3 | 1 | 0 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 2 | 11 | 0 | 0 | 7 | 0 | 1 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 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 | 1 | 0 | 7 | 14 | 17 | 5 | 17 | 16 | 3 | 10 |
| Avg Sold Price | \$420,000 | \$0 | \$398,685 | \$454,067 | \$588,323 | \$470,200 | \$454,048 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$325,000 | \$438,800 | \$462,178 | \$568,407 | \$477,651 | \$396,272 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | -9.14\% | -1.75\% | 3.50\% | -1.56\% | 14.58\% |  |  |  |
| Prev Year - \# of Solds | 0 | 2 | 5 | 23 | 30 | 7 | 22 |  |  |  |

