

# 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)

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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	1
121 to 180	0
181 to 360	2
361 to 720	0
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coo		Active Listings		
	2 or	Less BR	3	BR	4 or l	More BR	All	Res	idential	Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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			
								T		

3.50%

30

-1.56%

14.58%

22



0.00%

0

0.00%

2

-9.14%

5

-1.75%

23

Avg Sold % Change

Prev Year - # of Solds