

February 2017

22192, Woodbridge, VA

Sold Summary

	Feb 2017	Feb 2016	% Change		
Sold Dollar Volume	\$19,605,616	\$16,842,837	16.40%		
Avg Sold Price	\$326,760	\$323,901	0.88%		
Median Sold Price	\$300,000	\$265,000	13.21%		
Units Sold	60	52	15.38%		
Avg Days on Market	56	64	-12.50%		
Avg List Price for Solds	\$330,078	\$333,531	-1.04%		
Avg SP to OLP Ratio	97.2%	95.1%	2.11%		
Ratio of Avg SP to Avg OLP	97.3%	95.1%	2.28%		
Attached Avg Sold Price	\$269,384	\$247,397	8.89%		
Detached Avg Sold Price	\$484,545	\$446,306	8.57%		
Attached Units Sold	44	32	37.50%		
Detached Units Sold	16	20	-20.00%		

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 2017	Feb 2016	% Change	
Active Listings	107	142	-24.65%	
New Listings	96	105	-8.57%	
New Under Contracts	26	35	-25.71%	
New Contingents	64	66	-3.03%	
New Pendings	90	101	-10.89%	
All Pendings	140	153	-8.50%	

Financing (Sold)

Assumption	0
Cash	5
Conventional	26
FHA	20
Other	2
Owner	0
VA	12

Days on Market (Sold)

0	1
1 to 10	11
11 to 20	10
21 to 30	8
31 to 60	13
61 to 90	9
91 to 120	5
121 to 180	3
181 to 360	5
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			js –	
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		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	4	0	0	8
\$150K to \$199,999	0	0	0	0	0	0	3	0	1	6
\$200K to \$299,999	0	1	2	13	0	2	4	3	20	3
\$300K to \$399,999	0	1	3	11	1	2	2	9	6	5
\$400K to \$499,999	0	0	0	0	4	1	0	7	4	3
\$500K to \$599,999	0	0	0	0	2	0	0	15	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	11	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	3	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	2	5	24	11	5	13	51	31	25
Avg Sold Price	\$0	\$287,500	\$329,500	\$294,842	\$555,020	\$314,400	\$202,285			
Prev Year - Avg Sold Price	\$0	\$0	\$267,333	\$243,752	\$477,889	\$309,307	\$213,011			

16.14%

17

1.65%

6

-5.04%

9



0.00%

0.00%

0

23.25%

20.96%

17

Avg Sold % Change

Prev Year - # of Solds