

## 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	71	85	-16.47%
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	23
FHA	20
Other	2
Owner	0
VA	10

### Days on Market (Sold)

0	0
1 to 10	12
11 to 20	7
21 to 30	5
31 to 60	11
61 to 90	8
91 to 120	6
121 to 180	4
181 to 360	7
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		All	Residential		Condo/Coop
	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
<b>Total</b>	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			
Avg Sold % Change	0.00%	0.00%	23.25%	20.96%	16.14%	1.65%	-5.04%			
Prev Year - # of Solds	0	0	3	17	17	6	9			

### Active Detail