## 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



