

April 2017

22192, Woodbridge, VA

Sold Summary

	Apr 2017	Apr 2016	% Change		
Sold Dollar Volume	\$39,146,798	\$27,371,579	43.02%		
Avg Sold Price	\$352,674	\$337,921	4.37%		
Median Sold Price	\$330,000	\$325,000	1.54%		
Units Sold	111	81	37.04%		
Avg Days on Market	37	39	-5.13%		
Avg List Price for Solds	\$354,549	\$341,532	3.81%		
Avg SP to OLP Ratio	98.4%	98.0%	0.46%		
Ratio of Avg SP to Avg OLP	98.2%	97.9%	0.35%		
Attached Avg Sold Price	\$264,649	\$266,893	-0.84%		
Detached Avg Sold Price	\$468,206	\$446,682	4.82%		
Attached Units Sold	63	49	28.57%		
Detached Units Sold	48	32	50.00%		

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

	Apr 2017	Apr 2016	% Change	
Active Listings	151	181	-16.57%	
New Listings	163	148	10.14%	
New Under Contracts	34	39	-12.82%	
New Contingents	83	93	-10.75%	
New Pendings	117	132	-11.36%	
All Pendings	165	209	-21.05%	

Financing (Sold)

Assumption	0
Cash	4
Conventional	48
FHA	31
Other	6
Owner	0
VA	24

Days on Market (Sold)

0	3	
1 to 10	55	
11 to 20	14	
21 to 30	7	
31 to 60	14	
61 to 90	5	
91 to 120	5	
121 to 180	4	
181 to 360	4	
361 to 720	1	
721+	0	

Sold Detail Active Detail

	Residential					Condo/Coop		Active Listings		
	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	1	0	0	11
\$150K to \$199,999	0	0	0	1	0	0	12	0	0	8
\$200K to \$299,999	1	1	1	21	0	2	7	1	13	2
\$300K to \$399,999	1	0	3	10	8	2	2	8	21	6
\$400K to \$499,999	0	0	2	3	15	0	1	35	3	1
\$500K to \$599,999	0	0	1	0	11	0	0	18	0	0
\$600K to \$799,999	0	0	0	0	4	0	0	14	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	5	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	5	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	2	1	7	35	39	4	23	86	37	28
Avg Sold Price	\$298,750	\$218,000	\$407,143	\$293,460	\$487,857	\$290,500	\$218,339			
Prev Year - Avg Sold Price	\$0	\$287,500	\$356,000	\$275,452	\$463,474	\$312,500	\$219,973			

5.26%

27

-7.04%

-0.74%

12



0.00%

-24.17%

14.37%

6.54%

29

Avg Sold % Change

Prev Year - # of Solds