

May 2017

22192, Woodbridge, VA

Sold Summary

	May 2017	May 2016	% Change
Sold Dollar Volume	\$34,276,530	\$42,956,784	-20.21%
Avg Sold Price	\$339,372	\$318,198	6.65%
Median Sold Price	\$324,900	\$303,000	7.23%
Units Sold	101	135	-25.19%
Avg Days on Market	20	27	-25.93%
Avg List Price for Solds	\$341,412	\$321,550	6.18%
Avg SP to OLP Ratio	98.7%	98.6%	0.17%
Ratio of Avg SP to Avg OLP	98.7%	98.3%	0.44%
Attached Avg Sold Price	\$273,602	\$256,663	6.60%
Detached Avg Sold Price	\$458,122	\$433,413	5.70%
Attached Units Sold	65	88	-26.14%
Detached Units Sold	36	47	-23.40%

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

	May 2017	May 2016	% Change
Active Listings	169	186	-9.14%
New Listings	179	143	25.17%
New Under Contracts	55	44	25.00%
New Contingents	85	80	6.25%
New Pendings	140	124	12.90%
All Pendings	191	181	5.52%

Financing (Sold)

Assumption	0
Cash	5
Conventional	52
FHA	23
Other	5
Owner	0
VA	23

Days on Market (Sold)

0	0
1 to 10	52
11 to 20	27
21 to 30	10
31 to 60	12
61 to 90	3
91 to 120	2
121 to 180	1
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	1
\$100K to \$149,999	0	0	0	0	0	0	6
\$150K to \$199,999	0	0	0	0	0	0	6
\$200K to \$299,999	0	4	1	17	0	3	3
\$300K to \$399,999	0	2	1	16	6	3	2
\$400K to \$499,999	0	0	1	0	17	1	1
\$500K to \$599,999	0	0	0	0	8	0	0
\$600K to \$799,999	0	0	0	0	2	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	6	3	33	33	7	19
Avg Sold Price	\$0	\$299,150	\$349,000	\$302,330	\$468,042	\$322,000	\$197,808
Prev Year - Avg Sold Price	\$335,000	\$266,798	\$384,693	\$280,888	\$444,681	\$309,211	\$170,593
Avg Sold % Change	0.00%	12.13%	-9.28%	7.63%	5.25%	4.14%	15.95%
Prev Year - # of Solds	1	5	7	53	39	9	21

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	7
0	0	6
3	14	9
12	22	7
34	6	1
22	0	0
17	0	0
4	0	0
5	0	0
0	0	0
0	0	0
97	42	30