

July 2017

22192, Woodbridge, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$42,266,140	\$31,582,528	33.83%
Avg Sold Price	\$335,446	\$319,015	5.15%
Median Sold Price	\$317,500	\$317,000	0.16%
Units Sold	126	99	27.27%
Avg Days on Market	44	46	-4.35%
Avg List Price for Solds	\$337,940	\$324,364	4.19%
Avg SP to OLP Ratio	98.7%	97.1%	1.73%
Ratio of Avg SP to Avg OLP	98.8%	97.0%	1.87%
Attached Avg Sold Price	\$279,357	\$251,194	11.21%
Detached Avg Sold Price	\$439,975	\$423,356	3.93%
Attached Units Sold	82	60	36.67%
Detached Units Sold	44	39	12.82%

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

	Jul 2017	Jul 2016	% Change
Active Listings	176	207	-14.98%
New Listings	140	127	10.24%
New Under Contracts	39	26	50.00%
New Contingents	80	67	19.40%
New Pendings	119	93	27.96%
All Pendings	155	135	14.81%

Financing (Sold)

Assumption	0
Cash	7
Conventional	57
FHA	26
Other	4
Owner	0
VA	32

Days on Market (Sold)

0	2
1 to 10	47
11 to 20	32
21 to 30	12
31 to 60	17
61 to 90	7
91 to 120	3
121 to 180	3
181 to 360	2
361 to 720	0
721+	1

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	7	0	0	7
\$150K to \$199,999	0	0	0	0	0	0	3	0	0	5
\$200K to \$299,999	1	4	1	16	1	2	12	0	33	13
\$300K to \$399,999	0	3	5	26	6	6	0	17	22	6
\$400K to \$499,999	0	0	3	0	20	2	1	25	4	0
\$500K to \$599,999	0	0	0	0	6	0	0	18	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	18	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	4	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>	<b>1</b>	<b>7</b>	<b>9</b>	<b>42</b>	<b>34</b>	<b>10</b>	<b>23</b>	<b>86</b>	<b>59</b>	<b>31</b>
Avg Sold Price	\$249,000	\$260,686	\$369,544	\$310,839	\$464,235	\$336,990	\$202,491			
Prev Year - Avg Sold Price	\$0	\$300,000	\$365,717	\$280,361	\$433,836	\$293,313	\$176,292			
Avg Sold % Change	0.00%	-13.10%	1.05%	10.87%	7.01%	14.89%	14.86%			
Prev Year - # of Solds	0	1	6	33	33	8	18			

Active Detail