

October 2017

22192, Woodbridge, VA

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$28,023,345	\$26,328,514	6.44%
Avg Sold Price	\$345,967	\$341,929	1.18%
Median Sold Price	\$334,000	\$316,000	5.70%
Units Sold	81	77	5.19%
Avg Days on Market	59	39	51.28%
Avg List Price for Solds	\$350,205	\$347,253	0.85%
Avg SP to OLP Ratio	97.4%	97.4%	-0.04%
Ratio of Avg SP to Avg OLP	97.0%	97.4%	-0.42%
Attached Avg Sold Price	\$284,564	\$265,474	7.19%
Detached Avg Sold Price	\$435,280	\$491,897	-11.51%
Attached Units Sold	48	51	-5.88%
Detached Units Sold	33	26	26.92%

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

	Oct 2017	Oct 2016	% Change
Active Listings	126	179	-29.61%
New Listings	80	90	-11.11%
New Under Contracts	32	30	6.67%
New Contingents	55	57	-3.51%
New Pendings	87	87	0.00%
All Pendings	125	122	2.46%

Financing (Sold)

Assumption	0
Cash	5
Conventional	42
FHA	16
Other	5
Owner	0
VA	13

Days on Market (Sold)

0	3
1 to 10	15
11 to 20	11
21 to 30	7
31 to 60	21
61 to 90	8
91 to 120	3
121 to 180	9
181 to 360	3
361 to 720	1
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	3	0	0	5
\$150K to \$199,999	1	0	0	0	0	0	1	0	0	5
\$200K to \$299,999	0	3	1	16	0	2	1	2	22	5
\$300K to \$399,999	0	0	5	15	4	2	4	12	13	5
\$400K to \$499,999	0	0	1	1	16	0	0	15	2	3
\$500K to \$599,999	0	0	1	0	2	0	0	18	0	0
\$600K to \$799,999	0	0	0	0	1	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	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
<b>Total</b>	<b>1</b>	<b>3</b>	<b>8</b>	<b>32</b>	<b>24</b>	<b>4</b>	<b>9</b>	<b>66</b>	<b>37</b>	<b>23</b>
Avg Sold Price	\$183,900	\$262,000	\$368,750	\$296,337	\$467,931	\$311,725	\$238,156			
Prev Year - Avg Sold Price	\$350,000	\$282,600	\$385,250	\$291,058	\$507,340	\$289,650	\$166,220			
Avg Sold % Change	-47.46%	-7.29%	-4.28%	1.81%	-7.77%	7.62%	43.28%			
Prev Year - # of Solds	1	5	2	26	23	10	10			

Active Detail