## October 2017 <br> 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 | 46 | 34 | $35.29 \%$ |
| 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 | 6 |
| Conventional | 44 |
| FHA | 17 |
| Other | 5 |
| Owner | 0 |
| VA | 14 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 18 |
| 11 to 20 | 15 |
| 21 to 30 | 9 |
| 31 to 60 | 22 |
| 61 to 90 | 11 |
| 91 to 120 | 3 |
| 121 to 180 | 5 |
| 181 to 360 | 1 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |
| Total | 1 | 3 | 8 | 32 | 24 | 4 | 9 | 66 | 37 | 23 |
| 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 |  |  |  |

