

January 2018

22192, Woodbridge, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$10,990,600	\$15,588,079	-29.49%
Avg Sold Price	\$354,535	\$299,771	18.27%
Median Sold Price	\$350,000	\$268,450	30.38%
Units Sold	31	52	-40.38%
Avg Days on Market	78	91	-14.29%
Avg List Price for Solds	\$357,512	\$305,332	17.09%
Avg SP to OLP Ratio	97.4%	96.8%	0.63%
Ratio of Avg SP to Avg OLP	97.3%	96.5%	0.84%
Attached Avg Sold Price	\$277,988	\$237,527	17.03%
Detached Avg Sold Price	\$436,187	\$507,249	-14.01%
Attached Units Sold	16	40	-60.00%
Detached Units Sold	15	12	25.00%

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

	Jan 2018	Jan 2017	% Change
Active Listings	92	107	-14.02%
New Listings	74	80	-7.50%
New Under Contracts	32	32	0.00%
New Contingents	39	54	-27.78%
New Pendings	71	86	-17.44%
All Pendings	92	123	-25.20%

Financing (Sold)

Assumption	0
Cash	6
Conventional	15
FHA	7
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	1
21 to 30	2
31 to 60	11
61 to 90	4
91 to 120	5
121 to 180	4
181 to 360	2
361 to 720	0
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	1	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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	2	0	0	7
\$200K to \$299,999	0	2	0	6	1	1	1	1	11	3
\$300K to \$399,999	0	0	1	3	5	0	0	9	11	4
\$400K to \$499,999	0	0	0	0	5	1	0	11	1	4
\$500K to \$599,999	0	0	0	0	2	0	0	8	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	11	0	0
\$800K to \$999,999	0	0	0	0	0	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	0	2	1	9	14	2	3	50	24	18
Avg Sold Price	\$0	\$270,000	\$395,000	\$295,111	\$439,129	\$339,950	\$190,633			
Prev Year - Avg Sold Price	\$0	\$225,000	\$0	\$279,808	\$507,249	\$287,500	\$185,867			
Avg Sold % Change	0.00%	20.00%	0.00%	5.47%	-13.43%	18.24%	2.56%			
Prev Year - # of Solds	0	2	0	19	12	2	17			

Active Detail