## April 2018

## 22192, Woodbridge, VA

## Sold Summary

|  | Apr 2018 | Apr 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 32,716,464$ | $\$ 39,146,798$ | $-16.43 \%$ |
| Avg Sold Price | $\$ 348,047$ | $\$ 352,674$ | $-1.31 \%$ |
| Median Sold Price | $\$ 340,000$ | $\$ 330,000$ | $3.03 \%$ |
| Units Sold | 94 | 111 | $-15.32 \%$ |
| Avg Days on Market | 29 | 37 | $-21.62 \%$ |
| Avg List Price for Solds | $\$ 350,313$ | $\$ 354,549$ | $-1.19 \%$ |
| Avg SP to OLP Ratio | $99.2 \%$ | $98.4 \%$ | $0.73 \%$ |
| Ratio of Avg SP to Avg OLP | $99.9 \%$ | $98.2 \%$ | $1.67 \%$ |
| Attached Avg Sold Price | $\$ 285,126$ | $\$ 264,649$ | $7.74 \%$ |
| Detached Avg Sold Price | $\$ 459,085$ | $\$ 468,206$ | $-1.95 \%$ |
| Attached Units Sold | 60 | 63 | $-4.76 \%$ |
| Detached Units Sold | 34 | 48 | $-29.17 \%$ |

## 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

|  | Apr 2018 | Apr 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 117 | 151 | $-22.52 \%$ |
| New Listings | 141 | 163 | $-13.50 \%$ |
| New Under Contracts | 45 | 34 | $32.35 \%$ |
| New Contingents | 92 | 83 | $10.84 \%$ |
| New Pendings | 137 | 117 | $17.09 \%$ |
| All Pendings | 181 | 165 | $9.70 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 9 |
| Conventional | 49 |
| FHA | 14 |
| Other | 1 |
| Owner | 0 |
| VA | 24 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 51 |
| 11 to 20 | 19 |
| 21 to 30 | 7 |
| 31 to 60 | 10 |
| 61 to 90 | 2 |
| 91 to 120 | 0 |
| 121 to 180 | 1 |
| 181 to 360 | 6 |
| 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 <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 | 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 | 4 | 0 | 0 | 3 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 3 |
| \$200K to \$299,999 | 0 | 1 | 0 | 13 | 1 | 2 | 4 | 1 | 16 | 2 |
| \$300K to \$399,999 | 0 | 1 | 0 | 17 | 8 | 7 | 2 | 8 | 14 | 4 |
| \$400K to \$499,999 | 0 | 0 | 3 | 1 | 13 | 1 | 0 | 26 | 2 | 1 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 13 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 11 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 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 | 3 | 31 | 31 | 10 | 17 | 71 | 33 | 13 |
| Avg Sold Price | \$0 | \$297,500 | \$437,333 | \$314,574 | \$461,190 | \$334,400 | \$200,988 |  |  |  |
| Prev Year - Avg Sold Price | \$298,750 | \$218,000 | \$407,143 | \$293,460 | \$487,857 | \$290,500 | \$218,339 |  |  |  |
| Avg Sold \% Change | 0.00\% | 36.47\% | 7.42\% | 7.19\% | -5.47\% | 15.11\% | -7.95\% |  |  |  |
| Prev Year - \# of Solds | 2 | 1 | 7 | 35 | 39 | 4 | 23 |  |  |  |

