

July 2018
22192, Woodbridge, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$36,819,711	\$42,266,140	-12.89%
Avg Sold Price	\$354,036	\$335,446	5.54%
Median Sold Price	\$331,500	\$317,500	4.41%
Units Sold	104	126	-17.46%
Avg Days on Market	18	23	-21.74%
Avg List Price for Solds	\$355,646	\$337,940	5.24%
Avg SP to OLP Ratio	99.1%	98.7%	0.41%
Ratio of Avg SP to Avg OLP	99.0%	98.8%	0.19%
Attached Avg Sold Price	\$301,701	\$279,357	8.00%
Detached Avg Sold Price	\$457,209	\$439,975	3.92%
Attached Units Sold	69	82	-15.85%
Detached Units Sold	35	44	-20.45%

- 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 2018	Jul 2017	% Change
Active Listings	154	176	-12.50%
New Listings	124	140	-11.43%
New Under Contracts	41	39	5.13%
New Contingents	62	80	-22.50%
New Pendings	103	119	-13.45%
All Pendings	130	155	-16.13%

Financing (Sold)

Assumption	0
Cash	6
Conventional	46
FHA	30
Other	3
Owner	0
VA	21

Days on Market (Sold)

0	2
1 to 10	53
11 to 20	22
21 to 30	10
31 to 60	11
61 to 90	5
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	5
\$200K to \$299,999	0	1	0	15	0	1	11
\$300K to \$399,999	0	1	4	23	2	7	0
\$400K to \$499,999	0	1	2	1	17	2	1
\$500K to \$599,999	0	0	0	0	7	0	0
\$600K to \$799,999	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	3	6	39	28	10	17
Avg Sold Price	\$165,900	\$323,167	\$364,942	\$315,742	\$487,385	\$350,889	\$236,768
Prev Year - Avg Sold Price	\$249,000	\$260,686	\$369,544	\$310,839	\$464,235	\$336,990	\$202,491
Avg Sold % Change	-33.37%	23.97%	-1.25%	1.58%	4.99%	4.12%	16.93%
Prev Year - # of Solds	1	7	9	42	34	10	23

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	0
0	0	8
1	12	4
13	36	3
27	3	0
13	0	0
18	0	0
10	0	0
5	0	0
0	0	0
0	0	0
87	52	15