

August 2018
22192, Woodbridge, VA

Sold Summary

	Aug 2018	Aug 2017	% Change
Sold Dollar Volume	\$39,846,240	\$35,888,319	11.03%
Avg Sold Price	\$362,239	\$351,846	2.95%
Median Sold Price	\$357,475	\$341,000	4.83%
Units Sold	110	102	7.84%
Avg Days on Market	27	31	-12.90%
Avg List Price for Solds	\$365,582	\$354,536	3.12%
Avg SP to OLP Ratio	97.7%	98.1%	-0.44%
Ratio of Avg SP to Avg OLP	97.7%	98.0%	-0.27%
Attached Avg Sold Price	\$281,046	\$281,859	-0.29%
Detached Avg Sold Price	\$446,438	\$460,327	-3.02%
Attached Units Sold	56	62	-9.68%
Detached Units Sold	54	40	35.00%

- 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

	Aug 2018	Aug 2017	% Change
Active Listings	151	182	-17.03%
New Listings	125	113	10.62%
New Under Contracts	39	39	0.00%
New Contingents	51	54	-5.56%
New Pendings	90	93	-3.23%
All Pendings	95	133	-28.57%

Financing (Sold)

Assumption	0
Cash	14
Conventional	49
FHA	24
Other	4
Owner	0
VA	21

Days on Market (Sold)

0	1
1 to 10	38
11 to 20	29
21 to 30	11
31 to 60	24
61 to 90	5
91 to 120	4
121 to 180	0
181 to 360	1
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	3
\$150K to \$199,999	0	0	0	0	0	0	7
\$200K to \$299,999	0	2	2	16	0	1	2
\$300K to \$399,999	0	2	3	17	6	6	0
\$400K to \$499,999	0	0	1	0	30	0	0
\$500K to \$599,999	0	0	1	0	9	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	0	4	7	33	47	7	12
Avg Sold Price	\$0	\$303,962	\$363,000	\$305,516	\$458,865	\$324,343	\$180,857
Prev Year - Avg Sold Price	\$0	\$265,000	\$366,875	\$301,994	\$483,690	\$328,931	\$175,658
Avg Sold % Change	0.00%	14.70%	-1.06%	1.17%	-5.13%	-1.39%	2.96%
Prev Year - # of Solds	0	1	8	32	32	16	13

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	0
1	0	7
0	16	3
18	38	2
19	4	0
15	0	0
16	0	0
6	0	0
5	0	0
0	0	0
0	0	0
80	59	12