

## **November 2018**

22192, Woodbridge, VA

# **Sold Summary**

	Nov 2018	Nov 2017	% Change		
Sold Dollar Volume	\$20,253,803	\$28,577,238	-29.13%		
Avg Sold Price	\$355,330	\$344,304	3.20%		
Median Sold Price	\$332,410	\$335,000	-0.77%		
Units Sold	57	83	-31.33%		
Avg Days on Market	35	32	9.38%		
Avg List Price for Solds	\$359,769	\$346,353	3.87%		
Avg SP to OLP Ratio	96.8%	97.5%	-0.76%		
Ratio of Avg SP to Avg OLP	97.0%	99.0%	-2.06%		
Attached Avg Sold Price	\$287,994	\$262,835	9.57%		
Detached Avg Sold Price	\$454,870	\$450,666	0.93%		
Attached Units Sold	34	47	-27.66%		
Detached Units Sold	23	36	-36.11%		

#### 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**

	Nov 2018	Nov 2017	% Change	
Active Listings	140	101	38.61%	
New Listings	74	59	25.42%	
New Under Contracts	49	31	58.06%	
New Contingents	28	34	-17.65%	
New Pendings	77	65	18.46%	
All Pendings	96	95	1.05%	

## Financing (Sold)

Assumption	0
Cash	7
Conventional	27
FHA	8
Other	5
Owner	0
VA	10

## Days on Market (Sold)

0	2	
1 to 10	17	
11 to 20	10	
21 to 30	11	
31 to 60	17	
61 to 90	4	
91 to 120	6	
121 to 180	1	
181 to 360	1	
361 to 720	0	
721+	0	

#### **Sold Detail Active Detail**

	Residential					Condo/Coop	/Coop Active Listings		gs	
	2 or	Less BR	3	BR	4 or 1	More BR	All	Residential		Condo/Coop
Price Ranges	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	2	0	0	4
\$150K to \$199,999	1	0	0	1	0	0	4	2	0	8
\$200K to \$299,999	0	1	0	4	0	3	0	0	13	5
\$300K to \$399,999	0	1	0	11	8	5	0	10	32	0
\$400K to \$499,999	1	0	0	2	7	0	0	20	3	0
\$500K to \$599,999	0	0	0	0	1	0	0	19	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	17	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	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	2	2	0	18	21	8	6	74	49	17
Avg Sold Price	\$317,500	\$291,000	\$0	\$321,350	\$467,953	\$305,125	\$164,083			
Prev Year - Avg Sold Price	\$0	\$0	\$395,210	\$297,154	\$469,152	\$331,000	\$192,318			

-0.26%

27

-7.82%

5

-14.68%

17



0.00%

0

0.00%

0

0.00%

9

8.14%

25

Avg Sold % Change

Prev Year - # of Solds