

January 2019
22192, Woodbridge, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$18,441,407	\$10,990,600	67.79%
Avg Sold Price	\$354,642	\$354,535	0.03%
Median Sold Price	\$340,000	\$350,000	-2.86%
Units Sold	52	31	67.74%
Avg Days on Market	33	51	-35.29%
Avg List Price for Solds	\$358,767	\$357,512	0.35%
Avg SP to OLP Ratio	97.8%	97.4%	0.41%
Ratio of Avg SP to Avg OLP	98.0%	97.3%	0.69%
Attached Avg Sold Price	\$300,596	\$277,988	8.13%
Detached Avg Sold Price	\$422,788	\$436,187	-3.07%
Attached Units Sold	29	16	81.25%
Detached Units Sold	23	15	53.33%

- 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 2019	Jan 2018	% Change
Active Listings	80	92	-13.04%
New Listings	74	74	0.00%
New Under Contracts	40	32	25.00%
New Contingents	43	39	10.26%
New Pendings	83	71	16.90%
All Pendings	98	92	6.52%

Financing (Sold)

Assumption	0
Cash	5
Conventional	22
FHA	13
Other	4
Owner	0
VA	7

Days on Market (Sold)

0	0
1 to 10	11
11 to 20	11
21 to 30	9
31 to 60	10
61 to 90	11
91 to 120	3
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	1	0	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	3
\$200K to \$299,999	0	0	1	5	0	0	2
\$300K to \$399,999	0	1	1	15	4	2	0
\$400K to \$499,999	0	0	1	0	9	0	0
\$500K to \$599,999	0	0	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	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	1	4	20	19	2	6
Avg Sold Price	\$0	\$320,000	\$306,300	\$322,245	\$447,311	\$374,950	\$200,415
Prev Year - Avg Sold Price	\$0	\$270,000	\$395,000	\$295,111	\$439,129	\$339,950	\$190,633
Avg Sold % Change	0.00%	18.52%	-22.46%	9.19%	1.86%	10.30%	5.13%
Prev Year - # of Solds	0	2	1	9	14	2	3

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	5
1	0	3
0	6	2
8	16	0
8	2	0
10	0	0
13	0	0
4	0	0
1	0	0
0	0	0
0	0	0
45	25	10