

March 2019
22192, Woodbridge, VA

Sold Summary

	Mar 2019	Mar 2018	% Change
Sold Dollar Volume	\$27,732,523	\$29,511,200	-6.03%
Avg Sold Price	\$334,127	\$343,153	-2.63%
Median Sold Price	\$319,500	\$320,500	-0.31%
Units Sold	84	86	-2.33%
Avg Days on Market	32	31	3.23%
Avg List Price for Solds	\$335,454	\$349,006	-3.88%
Avg SP to OLP Ratio	98.4%	98.2%	0.20%
Ratio of Avg SP to Avg OLP	98.5%	98.5%	-0.05%
Attached Avg Sold Price	\$257,055	\$272,369	-5.62%
Detached Avg Sold Price	\$477,639	\$468,739	1.90%
Attached Units Sold	55	55	0.00%
Detached Units Sold	29	31	-6.45%

- 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

	Mar 2019	Mar 2018	% Change
Active Listings	93	109	-14.68%
New Listings	148	149	-0.67%
New Under Contracts	78	56	39.29%
New Contingents	47	81	-41.98%
New Pendings	125	137	-8.76%
All Pendings	143	162	-11.73%

Financing (Sold)

Assumption	0
Cash	4
Conventional	50
FHA	14
Other	3
Owner	1
VA	12

Days on Market (Sold)

0	2
1 to 10	43
11 to 20	16
21 to 30	4
31 to 60	11
61 to 90	4
91 to 120	3
121 to 180	5
181 to 360	2
361 to 720	1
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	5
\$150K to \$199,999	1	0	0	0	0	0	11
\$200K to \$299,999	0	0	0	9	0	2	7
\$300K to \$399,999	0	1	1	17	5	1	0
\$400K to \$499,999	0	0	1	0	9	1	0
\$500K to \$599,999	0	0	1	0	9	0	0
\$600K to \$799,999	0	0	0	0	2	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	1	1	3	27	25	4	23
Avg Sold Price	\$196,000	\$362,500	\$441,667	\$309,985	\$493,221	\$317,925	\$182,052
Prev Year - Avg Sold Price	\$0	\$224,500	\$416,633	\$314,624	\$481,244	\$316,500	\$207,890
Avg Sold % Change	0.00%	61.47%	6.01%	-1.47%	2.49%	0.45%	-12.43%
Prev Year - # of Solds	0	1	6	29	25	4	21

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	1
0	0	4
0	5	5
7	25	1
4	1	0
14	0	0
18	0	0
5	0	0
2	0	0
0	0	0
0	0	0
50	32	11