

May 2019

22192, Woodbridge, VA

Sold Summary

	May 2019	May 2018	% Change
Sold Dollar Volume	\$36,534,050	\$44,212,841	-17.37%
Avg Sold Price	\$380,563	\$377,888	0.71%
Median Sold Price	\$353,000	\$346,000	2.02%
Units Sold	97	117	-17.09%
Avg Days on Market	17	19	-10.53%
Avg List Price for Solds	\$376,885	\$378,514	-0.43%
Avg SP to OLP Ratio	99.5%	99.4%	0.02%
Ratio of Avg SP to Avg OLP	100.7%	100.1%	0.56%
Attached Avg Sold Price	\$304,041	\$283,476	7.25%
Detached Avg Sold Price	\$487,694	\$504,399	-3.31%
Attached Units Sold	57	67	-14.93%
Detached Units Sold	40	50	-20.00%

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

	May 2019	May 2018	% Change
Active Listings	140	130	7.69%
New Listings	163	138	18.12%
New Under Contracts	89	45	97.78%
New Contingents	36	79	-54.43%
New Pendings	125	124	0.81%
All Pendings	155	171	-9.36%

Financing (Sold)

Assumption	0
Cash	6
Conventional	50
FHA	18
Other	3
Owner	0
VA	20

Days on Market (Sold)

0	1
1 to 10	62
11 to 20	18
21 to 30	7
31 to 60	8
61 to 90	4
91 to 120	0
121 to 180	3
181 to 360	2
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	0	0	0	0	0	0	5
\$200K to \$299,999	0	2	0	7	0	2	7
\$300K to \$399,999	1	2	2	21	3	5	1
\$400K to \$499,999	0	0	2	3	12	1	0
\$500K to \$599,999	0	0	2	0	13	0	0
\$600K to \$799,999	0	0	0	0	5	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	4	6	31	33	8	14
Avg Sold Price	\$330,000	\$311,750	\$450,817	\$332,300	\$499,177	\$333,875	\$215,923
Prev Year - Avg Sold Price	\$185,000	\$263,250	\$384,967	\$309,302	\$519,132	\$318,413	\$214,600
Avg Sold % Change	78.38%	18.42%	17.11%	7.44%	-3.84%	4.86%	0.62%
Prev Year - # of Solds	1	4	3	39	46	7	17

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	3
0	0	6
1	16	3
4	26	0
18	3	1
23	0	0
24	0	0
7	0	0
4	0	0
0	0	0
0	0	0
81	46	13