## July 2019

22192, Woodbridge, VA

## Sold Summary

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 43,960,601$ | $\$ 36,819,711$ | $19.39 \%$ |
| Avg Sold Price | $\$ 378,971$ | $\$ 354,036$ | $7.04 \%$ |
| Median Sold Price | $\$ 355,000$ | $\$ 331,500$ | $7.09 \%$ |
| Units Sold | 116 | 104 | $11.54 \%$ |
| Avg Days on Market | 18 | 18 | $0.00 \%$ |
| Avg List Price for Solds | $\$ 380,443$ | $\$ 355,646$ | $6.97 \%$ |
| Avg SP to OLP Ratio | $98.8 \%$ | $99.1 \%$ | $-0.31 \%$ |
| Ratio of Avg SP to Avg OLP | $98.6 \%$ | $99.0 \%$ | $-0.41 \%$ |
| Attached Avg Sold Price | $\$ 291,317$ | $\$ 301,701$ | $-3.44 \%$ |
| Detached Avg Sold Price | $\$ 486,853$ | $\$ 457,209$ | $6.48 \%$ |
| Attached Units Sold | 64 | 69 | $-7.25 \%$ |
| Detached Units Sold | 52 | 35 | $48.57 \%$ |

## 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

|  | Jul 2019 | Jul 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 132 | 154 | $-14.29 \%$ |
| New Listings | 108 | 124 | $-12.90 \%$ |
| New Under Contracts | 74 | 41 | $80.49 \%$ |
| New Contingents | 27 | 62 | $-56.45 \%$ |
| New Pendings | 101 | 103 | $-1.94 \%$ |
| All Pendings | 132 | 130 | $1.54 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 3 |
| Conventional | 60 |
| FHA | 23 |
| Other | 4 |
| Owner | 0 |
| VA | 26 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 56 |
| 11 to 20 | 28 |
| 21 to 30 | 13 |
| 31 to 60 | 12 |
| 61 to 90 | 7 |
| 91 to 120 | 2 |
| 121 to 180 | 1 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 1 | 0 | 0 | 1 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 4 |
| \$200K to \$299,999 | 1 | 2 | 0 | 11 | 0 | 0 | 8 | 0 | 11 | 3 |
| \$300K to \$399,999 | 0 | 0 | 3 | 29 | 2 | 5 | 0 | 2 | 35 | 2 |
| \$400K to \$499,999 | 0 | 0 | 5 | 0 | 21 | 2 | 0 | 13 | 8 | 1 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 19 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 19 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 8 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 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 | 1 | 2 | 8 | 40 | 43 | 7 | 15 | 66 | 55 | 11 |
| Avg Sold Price | \$232,000 | \$240,000 | \$421,038 | \$312,077 | \$505,024 | \$377,471 | \$202,593 |  |  |  |
| Prev Year - Avg Sold Price | \$165,900 | \$323,167 | \$364,942 | \$315,742 | \$487,385 | \$350,889 | \$236,768 |  |  |  |
| Avg Sold \% Change | 39.84\% | -25.73\% | 15.37\% | -1.16\% | 3.62\% | 7.58\% | -14.43\% |  |  |  |
| Prev Year - \# of Solds | 1 | 3 | 6 | 39 | 28 | 10 | 17 |  |  |  |

