# **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)

3( )	
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

## **Active Detail**

#### **Sold Detail**

	Residential					Condo/Coop	Active Listings		gs	
	2 or	Less BR	3	BR	4 or	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	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			