

December 2019
22192, Woodbridge, VA

Sold Summary

	Dec 2019	Dec 2018	% Change
Sold Dollar Volume	\$30,511,285	\$20,233,145	50.80%
Avg Sold Price	\$376,674	\$326,341	15.42%
Median Sold Price	\$340,000	\$313,500	8.45%
Units Sold	81	62	30.65%
Avg Days on Market	27	38	-28.95%
Avg List Price for Solds	\$376,682	\$330,436	14.00%
Avg SP to OLP Ratio	99.2%	97.3%	2.02%
Ratio of Avg SP to Avg OLP	99.0%	98.3%	0.66%
Attached Avg Sold Price	\$293,838	\$271,813	8.10%
Detached Avg Sold Price	\$533,470	\$440,850	21.01%
Attached Units Sold	53	42	26.19%
Detached Units Sold	28	20	40.00%

- 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.

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	2
\$150K to \$199,999	0	0	0	0	0	0	6
\$200K to \$299,999	0	4	0	9	0	0	5
\$300K to \$399,999	0	0	0	16	1	6	2
\$400K to \$499,999	0	0	2	1	12	1	1
\$500K to \$599,999	0	0	0	0	7	0	0
\$600K to \$799,999	0	0	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	2	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	4	2	26	26	7	16
Avg Sold Price	\$0	\$267,750	\$472,550	\$318,889	\$538,156	\$361,918	\$229,868
Prev Year - Avg Sold Price	\$0	\$263,750	\$373,238	\$311,352	\$457,753	\$290,000	\$194,219
Avg Sold % Change	0.00%	1.52%	26.61%	2.42%	17.56%	24.80%	18.36%
Prev Year - # of Solds	0	2	4	25	16	2	13

Inventory

	Dec 2019	Dec 2018	% Change
Active Listings	48	96	-50.00%
New Listings	42	54	-22.22%
New Under Contracts	0	37	0%
New Contingents	0	30	0%
New Pendings	44	67	-34.33%
All Pendings	63	89	-29.21%

Financing (Sold)

Assumption	0
Cash	3
Conventional	32
FHA	23
Other	1
Owner	0
VA	19

Days on Market (Sold)

0	0
1 to 10	29
11 to 20	18
21 to 30	3
31 to 60	15
61 to 90	5
91 to 120	2
121 to 180	5
181 to 360	4
361 to 720	0
721+	0

Active Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	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	2	0	0	1
\$150K to \$199,999	0	0	0	0	0	0	6	0	0	0
\$200K to \$299,999	0	4	0	9	0	0	5	0	1	1
\$300K to \$399,999	0	0	0	16	1	6	2	4	10	1
\$400K to \$499,999	0	0	2	1	12	1	1	7	2	0
\$500K to \$599,999	0	0	0	0	7	0	0	8	2	0
\$600K to \$799,999	0	0	0	0	4	0	0	6	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	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	0	4	2	26	26	7	16	30	15	3
Avg Sold Price	\$0	\$267,750	\$472,550	\$318,889	\$538,156	\$361,918	\$229,868			
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