

February 2020
22192, Woodbridge, VA

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$24,054,988	\$20,733,425	16.02%
Avg Sold Price	\$379,825	\$339,892	11.75%
Median Sold Price	\$350,000	\$335,000	4.48%
Units Sold	63	62	1.61%
Avg Days on Market	32	39	-17.95%
Avg List Price for Solds	\$381,825	\$341,065	11.95%
Avg SP to OLP Ratio	99.0%	98.0%	1.02%
Ratio of Avg SP to Avg OLP	98.0%	96.5%	1.62%
Attached Avg Sold Price	\$295,292	\$276,876	6.65%
Detached Avg Sold Price	\$526,838	\$424,721	24.04%
Attached Units Sold	40	36	11.11%
Detached Units Sold	23	26	-11.54%

- 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	1
\$150K to \$199,999	0	0	0	0	0	0	5
\$200K to \$299,999	0	0	0	5	0	0	8
\$300K to \$399,999	0	0	2	16	1	2	0
\$400K to \$499,999	0	0	1	2	7	1	0
\$500K to \$599,999	0	0	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	1	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	0	3	23	20	3	14
Avg Sold Price	\$0	\$0	\$392,629	\$346,230	\$546,970	\$354,966	\$198,821
Prev Year - Avg Sold Price	\$0	\$285,100	\$386,250	\$317,981	\$431,716	\$316,280	\$188,118
Avg Sold % Change	0.00%	0.00%	1.65%	8.88%	26.70%	12.23%	5.69%
Prev Year - # of Solds	0	4	4	17	22	5	10

Inventory

	Feb 2020	Feb 2019	% Change
Active Listings	40	78	-48.72%
New Listings	74	89	-16.85%
New Under Contracts	0	52	0%
New Contingents	0	41	0%
New Pendings	71	93	-23.66%
All Pendings	80	114	-29.82%

Financing (Sold)

Assumption	0
Cash	5
Conventional	37
FHA	8
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	0
1 to 10	31
11 to 20	8
21 to 30	7
31 to 60	4
61 to 90	6
91 to 120	0
121 to 180	2
181 to 360	4
361 to 720	1
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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	5	0	0	1
\$200K to \$299,999	0	0	0	5	0	0	8	0	1	2
\$300K to \$399,999	0	0	2	16	1	2	0	2	4	1
\$400K to \$499,999	0	0	1	2	7	1	0	4	1	1
\$500K to \$599,999	0	0	0	0	6	0	0	7	4	0
\$600K to \$799,999	0	0	0	0	5	0	0	6	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	4	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	0	3	23	20	3	14	25	10	5
Avg Sold Price	\$0	\$0	\$392,629	\$346,230	\$546,970	\$354,966	\$198,821			
Prev Year - Avg Sold Price	\$0	\$285,100	\$386,250	\$317,981	\$431,716	\$316,280	\$188,118			
Avg Sold % Change	0.00%	0.00%	1.65%	8.88%	26.70%	12.23%	5.69%			
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