## April 2020 <br> 22192, Woodbridge, VA

## Sold Summary

|  | Apr 2020 | Apr 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 27,583,466$ | $\$ 37,069,420$ | $-25.59 \%$ |
| Avg Sold Price | $\$ 417,506$ | $\$ 363,426$ | $14.88 \%$ |
| Median Sold Price | $\$ 385,000$ | $\$ 327,500$ | $17.56 \%$ |
| Units Sold | 66 | 103 | $-35.92 \%$ |
| Avg Days on Market | 10 | 25 | $-60.00 \%$ |
| Avg List Price for Solds | $\$ 417,931$ | $\$ 365,884$ | $14.23 \%$ |
| Avg SP to OLP Ratio | $99.9 \%$ | $99.4 \%$ | $0.49 \%$ |
| Ratio of Avg SP to Avg OLP | $99.8 \%$ | $98.8 \%$ | $1.04 \%$ |
| Attached Avg Sold Price | $\$ 312,156$ | $\$ 275,842$ | $13.16 \%$ |
| Detached Avg Sold Price | $\$ 516,660$ | $\$ 523,997$ | $-1.40 \%$ |
| Attached Units Sold | 32 | 67 | $-52.24 \%$ |
| Detached Units Sold | 34 | 36 | $-5.56 \%$ |

## 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

|  | Apr 2020 | Apr 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 62 | 109 | $-43.12 \%$ |
| New Listings | 92 | 141 | $-34.75 \%$ |
| New Under Contracts | 0 | 81 | $0 \%$ |
| New Contingents | 0 | 33 | $0 \%$ |
| New Pendings | 84 | 114 | $-26.32 \%$ |
| All Pendings | 114 | 142 | $-19.72 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 1 |
| Conventional | 39 |
| FHA | 5 |
| Other | 1 |
| Owner | 0 |
| VA | 18 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 47 |
| 11 to 20 | 9 |
| 21 to 30 | 3 |
| 31 to 60 | 3 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 0 |
| 181 to 360 | 1 |
| 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 | 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 | 0 | 0 | 0 | 1 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 3 |
| \$200K to \$299,999 | 0 | 2 | 0 | 4 | 0 | 1 | 6 | 0 | 3 | 4 |
| \$300K to \$399,999 | 0 | 0 | 2 | 15 | 5 | 1 | 0 | 2 | 13 | 1 |
| \$400K to \$499,999 | 1 | 0 | 2 | 2 | 11 | 0 | 0 | 6 | 3 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 10 | 4 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 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 | 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 | 1 | 2 | 4 | 21 | 29 | 2 | 7 | 30 | 23 | 9 |
| Avg Sold Price | \$455,000 | \$261,000 | \$398,725 | \$341,623 | \$535,053 | \$333,500 | \$232,271 |  |  |  |
| Prev Year - Avg Sold Price | \$209,550 | \$250,500 | \$391,688 | \$314,655 | \$574,845 | \$336,813 | \$210,230 |  |  |  |
| Avg Sold \% Change | 117.13\% | 4.19\% | 1.80\% | 8.57\% | -6.92\% | -0.98\% | 10.48\% |  |  |  |
| Prev Year - \# of Solds | 1 | 2 | 8 | 32 | 27 | 8 | 25 |  |  |  |

