

February 2023
22192, Woodbridge, VA

Sold Summary

	Feb 2023	Feb 2022	% Change
Sold Dollar Volume	\$19,408,275	\$22,588,884	-14.08%
Avg Sold Price	\$509,096	\$406,871	25.12%
Median Sold Price	\$462,500	\$400,000	15.63%
Units Sold	38	57	-33.33%
Avg Days on Market	31	13	138.46%
Avg List Price for Solds	\$510,744	\$396,296	28.88%
Avg SP to OLP Ratio	100.0%	101.9%	-1.88%
Ratio of Avg SP to Avg OLP	98.3%	102.5%	-4.08%
Attached Avg Sold Price	\$404,145	\$340,665	18.63%
Detached Avg Sold Price	\$689,010	\$562,649	22.46%
Attached Units Sold	24	40	-40.00%
Detached Units Sold	14	17	-17.65%

- 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

	Feb 2023	Feb 2022	% Change
Active Listings	18	17	5.88%
New Listings	37	77	-51.95%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	45	73	-38.36%
All Pendings	51	75	-32.00%

Financing (Sold)

Assumption	0
Cash	2
Conventional	21
FHA	4
Other	0
Owner	0
VA	11

Days on Market (Sold)

0	0
1 to 10	21
11 to 20	2
21 to 30	0
31 to 60	6
61 to 90	3
91 to 120	3
121 to 180	3
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	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	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	0
\$300K to \$399,999	0	0	0	5	0	0	3	0	6	1
\$400K to \$499,999	0	1	0	7	1	3	0	0	2	0
\$500K to \$599,999	0	0	0	2	4	0	0	4	3	0
\$600K to \$799,999	0	0	1	0	6	0	0	0	0	0
\$800K to \$999,999	0	0	1	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	1	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	1	2	14	12	3	6	6	11	1
Avg Sold Price	\$0	\$410,000	\$726,250	\$440,642	\$682,804	\$457,333	\$291,416			
Prev Year - Avg Sold Price	\$0	\$0	\$496,083	\$392,673	\$598,959	\$360,000	\$235,163			
Avg Sold % Change	0.00%	0.00%	46.40%	12.22%	14.00%	27.04%	23.92%			
Prev Year - # of Solds	0	0	6	26	11	1	13			

Active Detail