

February 2017

22193, Woodbridge, VA

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$18,841,564	\$18,786,061	0.30%
Avg Sold Price	\$308,878	\$313,101	-1.35%
Median Sold Price	\$293,900	\$274,950	6.89%
Units Sold	61	60	1.67%
Avg Days on Market	50	71	-29.58%
Avg List Price for Solds	\$312,045	\$316,324	-1.35%
Avg SP to OLP Ratio	97.1%	96.5%	0.67%
Ratio of Avg SP to Avg OLP	100.4%	96.0%	4.53%
Attached Avg Sold Price	\$243,461	\$243,207	0.10%
Detached Avg Sold Price	\$348,473	\$338,517	2.94%
Attached Units Sold	23	16	43.75%
Detached Units Sold	38	44	-13.64%

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 2017	Feb 2016	% Change
Active Listings	98	113	-13.27%
New Listings	103	83	24.10%
New Under Contracts	35	45	-22.22%
New Contingents	64	69	-7.25%
New Pendings	99	114	-13.16%
All Pendings	141	162	-12.96%

Financing (Sold)

Assumption	0
Cash	6
Conventional	18
FHA	32
Other	0
Owner	0
VA	5

Days on Market (Sold)

0	2
1 to 10	16
11 to 20	4
21 to 30	4
31 to 60	15
61 to 90	10
91 to 120	6
121 to 180	2
181 to 360	2
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	3	0	0	1	0	1	0
\$200K to \$299,999	0	1	6	14	7	1	1	18	16	1
\$300K to \$399,999	0	0	1	1	17	0	1	19	1	4
\$400K to \$499,999	0	0	0	0	3	0	0	16	0	0
\$500K to \$599,999	0	0	0	0	2	0	0	14	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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	7	18	31	1	3	75	18	5
Avg Sold Price	\$0	\$210,000	\$280,681	\$241,206	\$363,781	\$293,900	\$251,333			
Prev Year - Avg Sold Price	\$0	\$0	\$275,658	\$238,066	\$357,005	\$264,500	\$252,758			
Avg Sold % Change	0.00%	0.00%	1.82%	1.32%	1.90%	11.12%	-0.56%			
Prev Year - # of Solds	0	0	10	12	34	2	2			

Active Detail