

# 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	47	56	-16.07%	
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	5
Conventional	18
FHA	33
Other	0
Owner	0
VA	6

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## Days on Market (Sold)

0	1	
1 to 10	17	
11 to 20	5	
21 to 30	5	
31 to 60	16	
61 to 90	10	
91 to 120	5	
121 to 180	1	
181 to 360	2	
361 to 720	0	
721+	0	

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or More BR		All	Residential		Condo/Coop
Price Ranges	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%			

34

12

10



0

Prev Year - # of Solds