

May 2017

22193, Woodbridge, VA

Sold Summary

	May 2017	May 2016	% Change		
Sold Dollar Volume	\$44,093,402	\$29,657,535	48.68%		
Avg Sold Price	\$344,480	\$308,933	11.51%		
Median Sold Price	\$309,500	\$285,225	8.51%		
Units Sold	128	96	33.33%		
Avg Days on Market	29	22	31.82%		
Avg List Price for Solds	\$345,031	\$310,784	11.02%		
Avg SP to OLP Ratio	99.6%	99.0%	0.64%		
Ratio of Avg SP to Avg OLP	99.3%	98.7%	0.65%		
Attached Avg Sold Price	\$265,360	\$235,091	12.88%		
Detached Avg Sold Price	\$385,924	\$340,894	13.21%		
Attached Units Sold	44	29	51.72%		
Detached Units Sold	84	67	25.37%		

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

	May 2017	May 2016	% Change	
Active Listings	122	136	-10.29%	
New Listings	190	162	17.28%	
New Under Contracts	67	59	13.56%	
New Contingents	111	107	3.74%	
New Pendings	178	166	7.23%	
All Pendings	238	252	-5.56%	

Financing (Sold)

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Assumption	0
Cash	1
Conventional	50
FHA	62
Other	2
Owner	1
VA	20

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Days on Market (Sold)

0	3	
1 to 10	64	
11 to 20	26	
21 to 30	13	
31 to 60	20	
61 to 90	3	
91 to 120	2	
121 to 180	3	
181 to 360	1	
361 to 720	2	
721+	0	

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or 1	More BR	All	Res	idential	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	1	0	0	0	0	2	0
\$200K to \$299,999	0	1	16	32	5	0	1	9	25	2
\$300K to \$399,999	0	0	8	4	23	3	0	24	7	6
\$400K to \$499,999	0	0	1	0	16	2	0	20	1	0
\$500K to \$599,999	0	0	0	0	8	0	0	21	0	0
\$600K to \$799,999	0	0	0	0	7	0	0	5	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	25	37	59	5	1	79	35	8
Avg Sold Price	\$0	\$224,999	\$294,594	\$250,010	\$424,623	\$382,492	\$288,000			
Prev Year - Avg Sold Price	\$0	\$215,000	\$287,071	\$237,339	\$359,194	\$295,000	\$197,801			
Avg Sold % Change	0.00%	4.65%	2.62%	5.34%	18.22%	29.66%	45.60%			

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Prev Year - # of Solds