## May 2017 <br> 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)

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

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

| 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 | 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\% |  |  |  |
| Prev Year - \# of Solds | 0 | 1 | 17 | 22 | 50 | 2 | 4 |  |  |  |

