

July 2017

22193, Woodbridge, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$44,253,166	\$38,531,085	14.85%
Avg Sold Price	\$337,810	\$340,983	-0.93%
Median Sold Price	\$305,000	\$300,000	1.67%
Units Sold	131	113	15.93%
Avg Days on Market	21	31	-32.26%
Avg List Price for Solds	\$339,107	\$342,472	-0.98%
Avg SP to OLP Ratio	99.1%	98.9%	0.15%
Ratio of Avg SP to Avg OLP	98.9%	98.5%	0.46%
Attached Avg Sold Price	\$259,646	\$235,738	10.14%
Detached Avg Sold Price	\$373,419	\$377,318	-1.03%
Attached Units Sold	41	29	41.38%
Detached Units Sold	90	84	7.14%

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

	Jul 2017	Jul 2016	% Change
Active Listings	162	182	-10.99%
New Listings	139	138	0.72%
New Under Contracts	37	39	-5.13%
New Contingents	72	79	-8.86%
New Pending	109	118	-7.63%
All Pending	152	194	-21.65%

Financing (Sold)

Assumption	0
Cash	5
Conventional	45
FHA	49
Other	5
Owner	0
VA	27

Days on Market (Sold)

0	6
1 to 10	77
11 to 20	16
21 to 30	10
31 to 60	11
61 to 90	4
91 to 120	3
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	1	0	0	0	0	3	0
\$200K to \$299,999	0	3	17	28	8	2	0	12	32	1
\$300K to \$399,999	0	0	8	4	26	3	0	40	5	11
\$400K to \$499,999	0	0	1	0	15	0	0	33	1	0
\$500K to \$599,999	0	0	0	0	14	0	0	13	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	11	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
<b>Total</b>	0	3	26	33	64	5	0	109	41	12
Avg Sold Price	\$0	\$252,833	\$292,925	\$251,127	\$406,119	\$319,960	\$0			
Prev Year - Avg Sold Price	\$0	\$271,000	\$291,189	\$232,405	\$402,494	\$268,380	\$171,500			
Avg Sold % Change	0.00%	-6.70%	0.60%	8.06%	0.90%	19.22%	0.00%			
Prev Year - # of Solds	0	1	19	21	65	5	2			

Active Detail