## October 2017 <br> 22193, Woodbridge, VA

## Sold Summary

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 26,599,943$ | $\$ 32,444,720$ | $-18.01 \%$ |
| Avg Sold Price | $\$ 336,708$ | $\$ 321,235$ | $4.82 \%$ |
| Median Sold Price | $\$ 318,000$ | $\$ 294,492$ | $7.98 \%$ |
| Units Sold | 79 | 101 | $-21.78 \%$ |
| Avg Days on Market | 31 | 31 | $0.00 \%$ |
| Avg List Price for Solds | $\$ 338,632$ | $\$ 322,653$ | $4.95 \%$ |
| Avg SP to OLP Ratio | $98.6 \%$ | $98.1 \%$ | $0.48 \%$ |
| Ratio of Avg SP to Avg OLP | $98.3 \%$ | $98.0 \%$ | $0.30 \%$ |
| Attached Avg Sold Price | $\$ 264,076$ | $\$ 237,662$ | $11.11 \%$ |
| Detached Avg Sold Price | $\$ 370,334$ | $\$ 354,896$ | $4.35 \%$ |
| Attached Units Sold | 25 | 29 | $-13.79 \%$ |
| Detached Units Sold | 54 | 72 | $-25.00 \%$ |

## Notes:

- $S P=$ 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

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 158 | 168 | $-5.95 \%$ |
| New Listings | 133 | 116 | $14.66 \%$ |
| New Under Contracts | 60 | 46 | $30.43 \%$ |
| New Contingents | 59 | 53 | $11.32 \%$ |
| New Pendings | 119 | 99 | $20.20 \%$ |
| All Pendings | 151 | 143 | $5.59 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 7 |
| Conventional | 33 |
| FHA | 26 |
| Other | 6 |
| Owner | 0 |
| VA | 8 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 26 |
| 11 to 20 | 11 |
| 21 to 30 | 10 |
| 31 to 60 | 24 |
| 61 to 90 | 6 |
| 91 to 120 | 0 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 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 <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 | 0 | 0 |
| \$200K to \$299,999 | 0 | 1 | 5 | 14 | 5 | 2 | 0 | 26 | 25 | 0 |
| \$300K to \$399,999 | 0 | 0 | 10 | 5 | 15 | 1 | 1 | 50 | 4 | 9 |
| \$400K to \$499,999 | 0 | 0 | 1 | 0 | 12 | 0 | 0 | 21 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 16 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 7 | 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 | 16 | 20 | 38 | 3 | 1 | 120 | 29 | 9 |
| Avg Sold Price | \$0 | \$275,000 | \$312,994 | \$257,070 | \$394,477 | \$287,667 | \$322,500 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$284,433 | \$231,168 | \$381,998 | \$278,248 | \$0 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 10.04\% | 11.20\% | 3.27\% | 3.39\% | 0.00\% |  |  |  |
| Prev Year - of Solds | 0 | 0 | 20 | 25 | 52 | 4 | 0 |  |  |  |

