

October 2017

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	35	33	6.06%
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:

- 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

	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	32
FHA	25
Other	6
Owner	0
VA	9

Days on Market (Sold)

0	1
1 to 10	27
11 to 20	8
21 to 30	10
31 to 60	19
61 to 90	9
91 to 120	0
121 to 180	4
181 to 360	1
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	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
<b>Total</b>	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			

Active Detail