

January 2018

22193, Woodbridge, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$18,688,331	\$21,499,523	-13.08%
Avg Sold Price	\$316,751	\$290,534	9.02%
Median Sold Price	\$294,991	\$286,000	3.14%
Units Sold	59	74	-20.27%
Avg Days on Market	49	39	25.64%
Avg List Price for Solds	\$320,147	\$292,916	9.30%
Avg SP to OLP Ratio	97.1%	97.8%	-0.70%
Ratio of Avg SP to Avg OLP	96.8%	99.6%	-2.79%
Attached Avg Sold Price	\$244,505	\$235,786	3.70%
Detached Avg Sold Price	\$339,228	\$323,859	4.75%
Attached Units Sold	14	28	-50.00%
Detached Units Sold	45	46	-2.17%

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

	Jan 2018	Jan 2017	% Change
Active Listings	88	101	-12.87%
New Listings	86	77	11.69%
New Under Contracts	42	41	2.44%
New Contingents	49	49	0.00%
New Pendings	91	90	1.11%
All Pendings	126	115	9.57%

Financing (Sold)

Assumption	0
Cash	3
Conventional	22
FHA	22
Other	3
Owner	0
VA	9

Days on Market (Sold)

0	2
1 to 10	14
11 to 20	6
21 to 30	8
31 to 60	18
61 to 90	2
91 to 120	2
121 to 180	4
181 to 360	2
361 to 720	1
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	1	0	2	0
\$200K to \$299,999	0	0	11	9	7	0	2	10	18	0
\$300K to \$399,999	0	0	3	1	14	0	0	26	3	1
\$400K to \$499,999	0	0	1	0	7	0	0	10	0	0
\$500K to \$599,999	0	0	0	0	1	0	0	13	0	0
\$600K to \$799,999	0	0	0	0	1	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	0	15	11	30	0	3	64	23	1
Avg Sold Price	\$0	\$0	\$292,004	\$239,825	\$362,840	\$0	\$261,664			
Prev Year - Avg Sold Price	\$240,000	\$0	\$301,167	\$235,731	\$331,862	\$290,000	\$183,000			
Avg Sold % Change	0.00%	0.00%	-3.04%	1.74%	9.33%	0.00%	42.99%			
Prev Year - # of Solds	1	0	9	26	36	1	1			

Active Detail