

April 2018

22193, Woodbridge, VA

Sold Summary

	Apr 2018	Apr 2017	% Change
Sold Dollar Volume	\$31,608,768	\$29,272,186	7.98%
Avg Sold Price	\$329,258	\$328,901	0.11%
Median Sold Price	\$309,950	\$299,999	3.32%
Units Sold	96	89	7.87%
Avg Days on Market	27	42	-35.71%
Avg List Price for Solds	\$330,594	\$330,679	-0.03%
Avg SP to OLP Ratio	99.8%	99.0%	0.76%
Ratio of Avg SP to Avg OLP	100.1%	98.6%	1.54%
Attached Avg Sold Price	\$248,635	\$249,102	-0.19%
Detached Avg Sold Price	\$367,709	\$360,072	2.12%
Attached Units Sold	31	25	24.00%
Detached Units Sold	65	64	1.56%

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

	Apr 2018	Apr 2017	% Change
Active Listings	144	110	30.91%
New Listings	181	165	9.70%
New Under Contracts	46	54	-14.81%
New Contingents	71	87	-18.39%
New Pendings	117	141	-17.02%
All Pendings	151	214	-29.44%

Financing (Sold)

Assumption	0
Cash	13
Conventional	32
FHA	29
Other	2
Owner	0
VA	20

Days on Market (Sold)

0	3
1 to 10	54
11 to 20	7
21 to 30	6
31 to 60	11
61 to 90	6
91 to 120	5
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	1	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	4	0	0	1	0	0	1
\$200K to \$299,999	0	3	9	16	6	1	2	10	15	2
\$300K to \$399,999	0	0	7	3	24	0	1	47	4	4
\$400K to \$499,999	0	0	1	0	9	0	0	16	0	0
\$500K to \$599,999	0	0	0	0	7	0	0	27	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	17	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	3	17	23	48	1	4	118	19	7
Avg Sold Price	\$0	\$223,833	\$310,053	\$245,159	\$388,129	\$253,000	\$286,136			
Prev Year - Avg Sold Price	\$0	\$0	\$290,455	\$237,098	\$387,314	\$312,500	\$311,750			
Avg Sold % Change	0.00%	0.00%	6.75%	3.40%	0.21%	-19.04%	-8.22%			
Prev Year - # of Solds	0	0	18	21	46	2	2			

Active Detail