

# **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	23	33	-30.30%	
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	31
Other	2
Owner	0
VA	20

## Days on Market (Sold)

0	1
1 to 10	58
11 to 20	7
21 to 30	10
31 to 60	12
61 to 90	2
91 to 120	6
121 to 180	1
181 to 360	1
361 to 720	0
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			js –	
	2 or	Less BR	3	BR	4 or I	More BR	All	Res	idential	Condo/Coop
Price Ranges	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			

0.21%

46

-19.04%

-8.22%

2



0.00%

0

0.00%

0

6.75%

18

3.40%

21

Avg Sold % Change

Prev Year - # of Solds