## 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

| 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 | 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 |  |  |  |

