

July 2018
22193, Woodbridge, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$40,987,894	\$44,253,166	-7.38%
Avg Sold Price	\$338,743	\$337,810	0.28%
Median Sold Price	\$320,000	\$305,000	4.92%
Units Sold	121	131	-7.63%
Avg Days on Market	22	18	22.22%
Avg List Price for Solds	\$339,053	\$339,107	-0.02%
Avg SP to OLP Ratio	99.7%	99.1%	0.62%
Ratio of Avg SP to Avg OLP	99.1%	98.9%	0.13%
Attached Avg Sold Price	\$265,949	\$259,646	2.43%
Detached Avg Sold Price	\$378,873	\$373,419	1.46%
Attached Units Sold	43	41	4.88%
Detached Units Sold	78	90	-13.33%

- 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

	Jul 2018	Jul 2017	% Change
Active Listings	186	162	14.81%
New Listings	167	139	20.14%
New Under Contracts	69	37	86.49%
New Contingents	69	72	-4.17%
New Pendings	138	109	26.61%
All Pendings	157	152	3.29%

Financing (Sold)

Assumption	0
Cash	6
Conventional	59
FHA	36
Other	4
Owner	0
VA	19

Days on Market (Sold)

0	0
1 to 10	54
11 to 20	26
21 to 30	13
31 to 60	19
61 to 90	8
91 to 120	3
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	2	0	0	1
\$200K to \$299,999	0	1	12	24	5	0	3
\$300K to \$399,999	0	0	10	7	25	3	2
\$400K to \$499,999	0	0	1	0	15	0	0
\$500K to \$599,999	0	0	0	0	9	0	0
\$600K to \$799,999	0	0	0	0	1	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	1	23	33	55	3	6
Avg Sold Price	\$0	\$250,000	\$313,348	\$256,664	\$406,275	\$330,000	\$287,650
Prev Year - Avg Sold Price	\$0	\$252,833	\$292,925	\$251,127	\$406,119	\$319,960	\$0
Avg Sold % Change	0.00%	-1.12%	6.97%	2.20%	0.04%	3.14%	0.00%
Prev Year - # of Solds	0	3	26	33	64	5	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
0	0	0
6	26	2
69	8	3
27	3	0
30	0	0
11	0	0
0	0	0
0	0	0
0	0	0
144	37	5