

# August 2018

# 22193, Woodbridge, VA

## **Sold Summary**

	Aug 2018	Aug 2017	% Change		
Sold Dollar Volume	\$43,835,827	\$32,549,195	34.68%		
Avg Sold Price	\$342,467	\$332,135	3.11%		
Median Sold Price	\$325,000	\$310,000	4.84%		
Units Sold	128	98	30.61%		
Avg Days on Market	21	26	-19.23%		
Avg List Price for Solds	\$343,515	\$333,170	3.11%		
Avg SP to OLP Ratio	98.6%	98.4%	0.27%		
Ratio of Avg SP to Avg OLP	100.3%	98.3%	2.02%		
Attached Avg Sold Price	\$263,967	\$246,819	6.95%		
Detached Avg Sold Price	\$382,179	\$383,883	-0.44%		
Attached Units Sold	43	37	16.22%		
Detached Units Sold	85	61	39.34%		

#### 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**

	Aug 2018	Aug 2017	% Change	
Active Listings	222	161	37.89%	
New Listings	163	137	18.98%	
New Under Contracts	48	56	-14.29%	
New Contingents	52	61	-14.75%	
New Pendings	100	117	-14.53%	
All Pendings	106	157	-32.48%	

#### Financing (Sold)

Assumption	0
Cash	6
Conventional	56
FHA	46
Other	6
Owner	0
VA	16

## Days on Market (Sold)

0	2	
1 to 10	51	
11 to 20	33	
21 to 30	15	
31 to 60	20	
61 to 90	7	
91 to 120	1	
121 to 180	0	
181 to 360	1	
361 to 720	0	
721+	0	

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

12

29

	Residential					Condo/Coop Active Listings			js –	
	2 or	Less BR	3	BR	4 or 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	0	0	0	1	0	1	1
\$200K to \$299,999	0	1	11	28	2	3	0	8	24	0
\$300K to \$399,999	0	2	11	6	31	2	0	99	10	2
\$400K to \$499,999	0	0	2	0	18	0	0	33	2	0
\$500K to \$599,999	0	0	0	0	10	0	0	31	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	10	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	24	34	61	5	1	182	37	3
Avg Sold Price	\$0	\$298,500	\$322,187	\$260,414	\$405,783	\$281,000	\$196,000			
Prev Year - Avg Sold Price	\$250,000	\$242,750	\$330,417	\$245,338	\$400,039	\$261,667	\$249,000			
Avg Sold % Change	0.00%	22.97%	-2.49%	6.14%	1.44%	7.39%	-21.29%			

48

3

3



Prev Year - # of Solds