## 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 | 1 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

## 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 | 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\% |  |  |  |
| Prev Year - \# of Solds | 1 | 2 | 12 | 29 | 48 | 3 | 3 |  |  |  |

