

January 2019
22193, Woodbridge, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$20,232,785	\$18,688,331	8.26%
Avg Sold Price	\$374,681	\$316,751	18.29%
Median Sold Price	\$328,950	\$294,991	11.51%
Units Sold	54	59	-8.47%
Avg Days on Market	49	41	19.51%
Avg List Price for Solds	\$377,011	\$320,147	17.76%
Avg SP to OLP Ratio	97.8%	97.1%	0.71%
Ratio of Avg SP to Avg OLP	97.7%	96.8%	0.99%
Attached Avg Sold Price	\$272,441	\$244,505	11.43%
Detached Avg Sold Price	\$421,656	\$339,228	24.30%
Attached Units Sold	17	14	21.43%
Detached Units Sold	37	45	-17.78%

- 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

	Jan 2019	Jan 2018	% Change
Active Listings	105	88	19.32%
New Listings	83	86	-3.49%
New Under Contracts	34	42	-19.05%
New Contingents	40	49	-18.37%
New Pendings	74	91	-18.68%
All Pendings	99	126	-21.43%

Financing (Sold)

Assumption	0
Cash	0
Conventional	21
FHA	19
Other	2
Owner	0
VA	12

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	11
21 to 30	6
31 to 60	13
61 to 90	7
91 to 120	8
121 to 180	4
181 to 360	1
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	0	0	0	0
\$200K to \$299,999	0	1	3	9	0	0	0
\$300K to \$399,999	0	0	3	2	13	3	2
\$400K to \$499,999	0	0	0	0	9	0	0
\$500K to \$599,999	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	4	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	6	11	31	3	2
Avg Sold Price	\$0	\$225,000	\$303,497	\$258,500	\$444,526	\$320,000	\$301,500
Prev Year - Avg Sold Price	\$0	\$0	\$292,004	\$239,825	\$362,840	\$0	\$261,664
Avg Sold % Change	0.00%	0.00%	3.94%	7.79%	22.51%	0.00%	15.22%
Prev Year - # of Solds	0	0	15	11	30	0	3

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
9	17	1
32	4	2
17	1	0
13	0	0
8	0	0
0	0	0
0	0	0
0	0	0
0	0	0
79	22	4