

March 2019
22193, Woodbridge, VA

Sold Summary

	Mar 2019	Mar 2018	% Change
Sold Dollar Volume	\$32,014,948	\$26,238,991	22.01%
Avg Sold Price	\$351,813	\$332,139	5.92%
Median Sold Price	\$329,900	\$304,000	8.52%
Units Sold	92	79	16.46%
Avg Days on Market	37	34	8.82%
Avg List Price for Solds	\$353,326	\$333,530	5.94%
Avg SP to OLP Ratio	98.3%	98.8%	-0.49%
Ratio of Avg SP to Avg OLP	97.3%	98.7%	-1.39%
Attached Avg Sold Price	\$268,748	\$252,687	6.36%
Detached Avg Sold Price	\$390,666	\$383,452	1.88%
Attached Units Sold	29	31	-6.45%
Detached Units Sold	63	48	31.25%

- 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

	Mar 2019	Mar 2018	% Change
Active Listings	93	94	-1.06%
New Listings	140	144	-2.78%
New Under Contracts	86	57	50.88%
New Contingents	43	58	-25.86%
New Pending	129	115	12.17%
All Pending	146	149	-2.01%

Financing (Sold)

Assumption	0
Cash	4
Conventional	36
FHA	29
Other	7
Owner	0
VA	16

Days on Market (Sold)

0	0
1 to 10	38
11 to 20	16
21 to 30	5
31 to 60	11
61 to 90	10
91 to 120	8
121 to 180	6
181 to 360	3
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	1
\$200K to \$299,999	0	4	6	17	1	0	0
\$300K to \$399,999	0	0	12	4	23	2	0
\$400K to \$499,999	0	0	0	1	7	0	0
\$500K to \$599,999	0	0	0	0	10	0	0
\$600K to \$799,999	0	0	0	0	3	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	4	18	22	45	2	1
Avg Sold Price	\$0	\$254,625	\$311,215	\$270,581	\$423,168	\$318,250	\$185,900
Prev Year - Avg Sold Price	\$0	\$0	\$303,600	\$242,262	\$392,737	\$278,500	\$292,400
Avg Sold % Change	0.00%	0.00%	2.51%	11.69%	7.75%	14.27%	-36.42%
Prev Year - # of Solds	0	0	5	24	43	2	5

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
4	12	0
26	6	0
19	0	0
13	0	0
12	0	0
0	0	0
0	0	0
0	0	0
0	0	0
74	18	1