## September 2019

22193, Woodbridge, VA

## Sold Summary

|  | Sep 2019 | Sep 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 28,507,374$ | $\$ 20,676,641$ | $37.87 \%$ |
| Avg Sold Price | $\$ 370,226$ | $\$ 362,748$ | $2.06 \%$ |
| Median Sold Price | $\$ 340,000$ | $\$ 324,000$ | $4.94 \%$ |
| Units Sold | 77 | 57 | $35.09 \%$ |
| Avg Days on Market | 27 | 33 | $-18.18 \%$ |
| Avg List Price for Solds | $\$ 371,654$ | $\$ 364,097$ | $2.08 \%$ |
| Avg SP to OLP Ratio | $98.8 \%$ | $98.4 \%$ | $0.47 \%$ |
| Ratio of Avg SP to Avg OLP | $98.6 \%$ | $98.1 \%$ | $0.51 \%$ |
| Attached Avg Sold Price | $\$ 276,974$ | $\$ 266,721$ | $3.84 \%$ |
| Detached Avg Sold Price | $\$ 415,058$ | $\$ 397,044$ | $4.54 \%$ |
| Attached Units Sold | 25 | 15 | $66.67 \%$ |
| Detached Units Sold | 52 | 42 | $23.81 \%$ |

## 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

|  | Sep 2019 | Sep 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 133 | 225 | $-40.89 \%$ |
| New Listings | 96 | 130 | $-26.15 \%$ |
| New Under Contracts | 66 | 31 | $112.90 \%$ |
| New Contingents | 38 | 74 | $-48.65 \%$ |
| New Pendings | 104 | 105 | $-0.95 \%$ |
| All Pendings | 130 | 142 | $-8.45 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 37 |
| FHA | 17 |
| Other | 7 |
| Owner | 0 |
| VA | 12 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :---: |
| 1 to 10 | 32 |
| 11 to 20 | 12 |
| 21 to 30 | 6 |
| 31 to 60 | 15 |
| 61 to 90 | 10 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## 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 | 1 | 0 | 0 | 0 | 0 | 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 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 2 | 1 | 12 | 1 | 0 | 1 | 6 | 21 | 0 |
| \$300K to \$399,999 | 0 | 0 | 9 | 4 | 11 | 3 | 1 | 29 | 24 | 1 |
| \$400K to \$499,999 | 0 | 0 | 6 | 0 | 13 | 0 | 0 | 16 | 7 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 0 | 9 | 0 | 0 | 21 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 8 | 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 | 2 | 17 | 18 | 35 | 3 | 2 | 80 | 52 | 1 |
| Avg Sold Price | \$0 | \$233,250 | \$374,694 | \$271,547 | \$434,664 | \$323,333 | \$300,000 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$0 | \$295,288 | \$269,524 | \$420,986 | \$299,000 | \$198,000 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 26.89\% | 0.75\% | 3.25\% | 8.14\% | 51.52\% |  |  |  |
| Prev Year - \# of Solds | 0 | 0 | 8 | 13 | 34 | 1 | 1 |  |  |  |

