## February 2023

22193, Woodbridge, VA

## Sold Summary

|  | Feb 2023 | Feb 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 25,769,265$ | $\$ 28,117,086$ | $-8.35 \%$ |
| Avg Sold Price | $\$ 451,027$ | $\$ 434,297$ | $3.85 \%$ |
| Median Sold Price | $\$ 417,500$ | $\$ 418,000$ | $-0.12 \%$ |
| Units Sold | 57 | 66 | $-13.64 \%$ |
| Avg Days on Market | 28 | 10 | $180.00 \%$ |
| Avg List Price for Solds | $\$ 452,092$ | $\$ 426,016$ | $6.12 \%$ |
| Avg SP to OLP Ratio | $98.7 \%$ | $102.1 \%$ | $-3.28 \%$ |
| Ratio of Avg SP to Avg OLP | $98.8 \%$ | $102.0 \%$ | $-3.20 \%$ |
| Attached Avg Sold Price | $\$ 379,450$ | $\$ 355,611$ | $6.70 \%$ |
| Detached Avg Sold Price | $\$ 470,115$ | $\$ 488,771$ | $-3.82 \%$ |
| Attached Units Sold | 12 | 27 | $-55.56 \%$ |
| Detached Units Sold | 45 | 39 | $15.38 \%$ |

## 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

|  | Feb 2023 | Feb 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 46 | 34 | $35.29 \%$ |
| New Listings | 60 | 96 | $-37.50 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 69 | 79 | $-12.66 \%$ |
| All Pendings | 86 | 80 | $7.50 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 6 |
| Conventional | 28 |
| FHA | 13 |
| Other | 0 |
| Owner | 0 |
| VA | 10 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 24 |
| 11 to 20 | 2 |
| 21 to 30 | 3 |
| 31 to 60 | 14 |
| 61 to 90 | 3 |
| 91 to 120 | 3 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## 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 | 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 8 | 6 | 3 | 0 | 0 | 2 | 6 | 1 |
| \$400K to \$499,999 | 0 | 0 | 5 | 3 | 16 | 1 | 0 | 7 | 2 | 7 |
| \$500K to \$599,999 | 0 | 0 | 1 | 1 | 6 | 0 | 0 | 4 | 2 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 7 | 5 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 1 | 0 | 0 |
| Total | 0 | 0 | 14 | 11 | 31 | 1 | 0 | 23 | 15 | 8 |
| Avg Sold Price | \$0 | \$0 | \$402,470 | \$376,400 | \$500,664 | \$413,000 | \$0 |  |  |  |
| Prev Year - Avg Sold Price | \$0 | \$375,000 | \$423,785 | \$350,289 | \$525,164 | \$421,875 | \$294,500 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | -5.03\% | 7.45\% | -4.67\% | -2.10\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 0 | 1 | 14 | 19 | 25 | 4 | 3 |  |  |  |

