

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)

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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	6
121 to 180	3
181 to 360	0
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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%			

25

4

3

19

14



Prev Year - # of Solds