## April 2023 <br> 22193, Woodbridge, VA

## Sold Summary

|  | Apr 2023 | Apr 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 34,354,861$ | $\$ 51,825,695$ | $-33.71 \%$ |
| Avg Sold Price | $\$ 499,767$ | $\$ 510,920$ | $-2.18 \%$ |
| Median Sold Price | $\$ 454,250$ | $\$ 460,000$ | $-1.25 \%$ |
| Units Sold | 70 | 106 | $-33.96 \%$ |
| Avg Days on Market | 10 | 7 | $42.86 \%$ |
| Avg List Price for Solds | $\$ 490,783$ | $\$ 488,921$ | $0.38 \%$ |
| Avg SP to OLP Ratio | $102.1 \%$ | $104.9 \%$ | $-2.74 \%$ |
| Ratio of Avg SP to Avg OLP | $101.9 \%$ | $104.9 \%$ | $-2.93 \%$ |
| Attached Avg Sold Price | $\$ 417,425$ | $\$ 372,857$ | $11.95 \%$ |
| Detached Avg Sold Price | $\$ 535,056$ | $\$ 560,482$ | $-4.54 \%$ |
| Attached Units Sold | 21 | 28 | $-25.00 \%$ |
| Detached Units Sold | 49 | 78 | $-37.18 \%$ |

## 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

|  | Apr 2023 | Apr 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 51 | 46 | $10.87 \%$ |
| New Listings | 76 | 144 | $-47.22 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 82 | 121 | $-32.23 \%$ |
| All Pendings | 105 | 110 | $-4.55 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 41 |
| FHA | 13 |
| Other | 0 |
| Owner | 0 |
| VA | 11 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :---: |
| 1 to 10 | 52 |
| 11 to 20 | 7 |
| 21 to 30 | 1 |
| 31 to 60 | 3 |
| 61 to 90 | 1 |
| 91 to 120 | 1 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 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 | 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 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 0 | 3 | 8 | 0 | 1 | 1 | 4 | 3 | 2 |
| \$400K to \$499,999 | 0 | 1 | 9 | 3 | 12 | 2 | 1 | 7 | 2 | 9 |
| \$500K to \$599,999 | 0 | 0 | 2 | 2 | 8 | 0 | 0 | 7 | 1 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 12 | 1 | 0 | 8 | 3 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 3 | 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 | 1 | 0 | 0 |
| Total | 0 | 1 | 15 | 14 | 34 | 4 | 2 | 30 | 9 | 12 |
| Avg Sold Price | \$0 | \$410,000 | \$424,566 | \$406,066 | \$583,802 | \$467,250 | \$401,000 |  |  |  |
| Prev Year - Avg Sold Price | \$430,000 | \$0 | \$444,426 | \$367,272 | \$600,750 | \$390,000 | \$396,666 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | -4.47\% | 10.56\% | -2.82\% | 19.81\% | 1.09\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 19 | 22 | 58 | 3 | 3 |  |  |  |

