## June 2023

22193, Woodbridge, VA

## Sold Summary

|  | Jun 2023 | Jun 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 39,248,736$ | $\$ 46,665,198$ | $-15.89 \%$ |
| Avg Sold Price | $\$ 505,572$ | $\$ 470,805$ | $7.38 \%$ |
| Median Sold Price | $\$ 475,000$ | $\$ 440,000$ | $7.95 \%$ |
| Units Sold | 79 | 101 | $-21.78 \%$ |
| Avg Days on Market | 12 | 9 | $33.33 \%$ |
| Avg List Price for Solds | $\$ 496,819$ | $\$ 462,031$ | $7.53 \%$ |
| Avg SP to OLP Ratio | $102.3 \%$ | $101.8 \%$ | $0.49 \%$ |
| Ratio of Avg SP to Avg OLP | $101.8 \%$ | $101.4 \%$ | $0.47 \%$ |
| Attached Avg Sold Price | $\$ 440,068$ | $\$ 367,712$ | $19.68 \%$ |
| Detached Avg Sold Price | $\$ 534,155$ | $\$ 535,654$ | $-0.28 \%$ |
| Attached Units Sold | 24 | 39 | $-38.46 \%$ |
| Detached Units Sold | 55 | 62 | $-11.29 \%$ |

## 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

|  | Jun 2023 | Jun 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 68 | 87 | $-21.84 \%$ |
| New Listings | 81 | 135 | $-40.00 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 81 | 96 | $-15.63 \%$ |
| All Pendings | 89 | 102 | $-12.75 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 6 |
| Conventional | 41 |
| FHA | 8 |
| Other | 4 |
| Owner | 0 |
| VA | 19 |

Days on Market (Sold)

| 0 | 3 |
| :--- | :---: |
| 1 to 10 | 52 |
| 11 to 20 | 10 |
| 21 to 30 | 5 |
| 31 to 60 | 4 |
| 61 to 90 | 1 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 |  |
| $721+$ |  |

## 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$300K to \$399,999 | 0 | 1 | 3 | 10 | 3 | 0 | 0 | 2 | 5 | 1 |
| \$400K to \$499,999 | 0 | 0 | 10 | 3 | 9 | 4 | 1 | 13 | 3 | 6 |
| \$500K to \$599,999 | 0 | 0 | 3 | 3 | 11 | 0 | 0 | 12 | 1 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 2 | 13 | 0 | 0 | 14 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 7 | 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 | 16 | 18 | 39 | 4 | 1 | 49 | 11 | 8 |
| Avg Sold Price | \$0 | \$393,500 | \$433,437 | \$441,202 | \$575,475 | \$455,250 | \$405,501 |  |  |  |
| Prev Year - Avg Sold Price | \$594,712 | \$423,000 | \$457,353 | \$361,125 | \$557,721 | \$435,000 | \$357,475 |  |  |  |
| Avg Sold \% Change | 0.00\% | -6.97\% | -5.23\% | 22.17\% | 3.18\% | 4.66\% | 13.43\% |  |  |  |
| Prev Year - \# of Solds | 1 | 2 | 14 | 31 | 47 | 2 | 4 |  |  |  |

