

January 2019

22046, Falls Church, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$8,588,738	\$6,153,500	39.57%
Avg Sold Price	\$572,583	\$769,188	-25.56%
Median Sold Price	\$579,000	\$707,000	-18.10%
Units Sold	15	8	87.50%
Avg Days on Market	59	89	-33.71%
Avg List Price for Solds	\$578,119	\$769,619	-24.88%
Avg SP to OLP Ratio	98.9%	99.1%	-0.19%
Ratio of Avg SP to Avg OLP	98.1%	98.7%	-0.55%
Attached Avg Sold Price	\$300,143	\$219,667	36.64%
Detached Avg Sold Price	\$810,967	\$1,098,900	-26.20%
Attached Units Sold	7	3	133.33%
Detached Units Sold	8	5	60.00%

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

	Jan 2019	Jan 2018	% Change
Active Listings	25	22	13.64%
New Listings	20	16	25.00%
New Under Contracts	15	2	650.00%
New Contingents	4	5	-20.00%
New Pendings	19	7	171.43%
All Pendings	13	8	62.50%

Financing (Sold)

Assumption	0
Cash	3
Conventional	10
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	2
11 to 20	1
21 to 30	2
31 to 60	2
61 to 90	3
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	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	1	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	1	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	1	1	0	0	0	0	0	0
\$600K to \$799,999	2	0	0	0	4	0	0	6	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	15	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	2	0	1	1	5	0	6	23	0	2
Avg Sold Price	\$780,869	\$0	\$526,000	\$579,000	\$880,000	\$0	\$253,667			
Prev Year - Avg Sold Price	\$0	\$0	\$707,000	\$0	\$1,360,167	\$0	\$219,667			
Avg Sold % Change	0.00%	0.00%	-25.60%	0.00%	-35.30%	0.00%	15.48%			
Prev Year - # of Solds	0	0	2	0	3	0	3			

Active Detail