

## May 2016

22180, Vienna, VA

### Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$16,355,889	\$27,003,868	-39.43%
Avg Sold Price	\$629,073	\$729,834	-13.81%
Median Sold Price	\$620,000	\$630,000	-1.59%
Units Sold	26	37	-29.73%
Avg Days on Market	37	66	-43.94%
Avg List Price for Solds	\$629,082	\$734,508	-14.35%
Avg SP to OLP Ratio	99.3%	96.8%	2.54%
Ratio of Avg SP to Avg OLP	99.6%	96.1%	3.63%
Attached Avg Sold Price	\$464,557	\$511,738	-9.22%
Detached Avg Sold Price	\$689,684	\$834,521	-17.36%
Attached Units Sold	7	12	-41.67%
Detached Units Sold	19	25	-24.00%

#### 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

	May 2016	May 2015	% Change
Active Listings	115	112	2.68%
New Listings	62	71	-12.68%
New Under Contracts	10	19	-47.37%
New Contingents	40	31	29.03%
New Pendings	50	50	0.00%
All Pendings	74	70	5.71%

### Financing (Sold)

Assumption	0
Cash	8
Conventional	14
FHA	0
Other	4
Owner	0
VA	1

### Days on Market (Sold)

0	2
1 to 10	4
11 to 20	1
21 to 30	6
31 to 60	10
61 to 90	1
91 to 120	3
121 to 180	0
181 to 360	0
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	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	1	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	6
\$400K to \$499,999	0	0	0	0	0	0	2	0	1	5
\$500K to \$599,999	0	0	2	2	2	0	0	5	0	0
\$600K to \$799,999	0	0	4	0	9	1	0	18	2	0
\$800K to \$999,999	0	0	0	0	1	0	0	11	2	1
\$1M to \$2,499,999	0	0	0	0	1	0	0	59	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
<b>Total</b>	0	0	6	2	13	1	4	93	5	17
Avg Sold Price	\$0	\$0	\$600,417	\$534,950	\$730,884	\$675,000	\$376,750			
Prev Year - Avg Sold Price	\$590,000	\$0	\$570,929	\$586,539	\$957,442	\$0	\$287,333			
Avg Sold % Change	0.00%	0.00%	5.16%	-8.80%	-23.66%	0.00%	31.12%			
Prev Year - # of Solds	1	0	7	9	17	0	3			

### Active Detail