

January 2018

22180, Vienna, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$5,578,000	\$20,030,900	-72.15%
Avg Sold Price	\$619,778	\$834,621	-25.74%
Median Sold Price	\$610,000	\$756,000	-19.31%
Units Sold	9	24	-62.50%
Avg Days on Market	61	55	10.91%
Avg List Price for Solds	\$627,656	\$845,835	-25.79%
Avg SP to OLP Ratio	96.6%	97.7%	-1.06%
Ratio of Avg SP to Avg OLP	97.1%	97.4%	-0.27%
Attached Avg Sold Price	\$437,000	\$363,200	20.32%
Detached Avg Sold Price	\$711,167	\$958,679	-25.82%
Attached Units Sold	3	5	-40.00%
Detached Units Sold	6	19	-68.42%

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 2018	Jan 2017	% Change
Active Listings	65	82	-20.73%
New Listings	30	49	-38.78%
New Under Contracts	3	6	-50.00%
New Contingents	11	14	-21.43%
New Pendings	14	20	-30.00%
All Pendings	26	38	-31.58%

Financing (Sold)

Assumption	0
Cash	2
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	1
11 to 20	2
21 to 30	1
31 to 60	3
61 to 90	2
91 to 120	1
121 to 180	1
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	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	0	0	1	3
\$500K to \$599,999	0	0	1	0	0	0	0	2	0	1
\$600K to \$799,999	0	0	0	1	3	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	6	0	5
\$1M to \$2,499,999	0	0	0	0	1	0	0	37	0	1
\$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	0	0	1	1	5	0	2	53	1	11
Avg Sold Price	\$0	\$0	\$565,000	\$765,000	\$740,400	\$0	\$273,000			
Prev Year - Avg Sold Price	\$0	\$0	\$1,135,750	\$0	\$937,847	\$0	\$363,200			
Avg Sold % Change	0.00%	0.00%	-50.25%	0.00%	-21.05%	0.00%	-24.83%			
Prev Year - # of Solds	0	0	2	0	17	0	5			

Active Detail