

May 2016

22182, Vienna, VA

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$34,167,757	\$27,682,000	23.43%
Avg Sold Price	\$876,096	\$838,848	4.44%
Median Sold Price	\$780,000	\$850,000	-8.24%
Units Sold	39	33	18.18%
Avg Days on Market	56	60	-6.67%
Avg List Price for Solds	\$887,844	\$853,442	4.03%
Avg SP to OLP Ratio	97.3%	96.4%	0.97%
Ratio of Avg SP to Avg OLP	96.7%	95.8%	0.87%
Attached Avg Sold Price	\$709,809	\$591,429	20.02%
Detached Avg Sold Price	\$941,423	\$905,462	3.97%
Attached Units Sold	11	7	57.14%
Detached Units Sold	28	26	7.69%

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	111	127	-12.60%
New Listings	53	74	-28.38%
New Under Contracts	15	12	25.00%
New Contingents	36	34	5.88%
New Pendings	51	46	10.87%
All Pendings	61	72	-15.28%

Financing (Sold)

Assumption	0
Cash	5
Conventional	27
FHA	1
Other	5
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	4
21 to 30	5
31 to 60	13
61 to 90	8
91 to 120	6
121 to 180	2
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	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	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	2	0	0	0	0	0	2
\$500K to \$599,999	0	0	0	1	0	0	0	0	1	0
\$600K to \$799,999	0	0	3	5	11	0	0	20	4	0
\$800K to \$999,999	0	0	0	2	4	1	0	22	4	0
\$1M to \$2,499,999	0	0	0	0	10	0	0	56	1	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	0	0	3	10	25	1	0	99	10	2
Avg Sold Price	\$0	\$0	\$737,667	\$696,790	\$965,874	\$840,000	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$500,000	\$615,000	\$921,680	\$875,000	\$473,333			
Avg Sold % Change	0.00%	0.00%	47.53%	13.30%	4.79%	-4.00%	0.00%			
Prev Year - # of Solds	0	0	1	3	25	1	3			

Active Detail