

January 2018

22182, Vienna, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$10,565,000	\$9,810,900	7.69%
Avg Sold Price	\$880,417	\$817,575	7.69%
Median Sold Price	\$822,500	\$795,000	3.46%
Units Sold	12	12	0.00%
Avg Days on Market	64	101	-36.63%
Avg List Price for Solds	\$891,975	\$828,617	7.65%
Avg SP to OLP Ratio	97.5%	95.8%	1.80%
Ratio of Avg SP to Avg OLP	97.3%	94.9%	2.49%
Attached Avg Sold Price	\$740,000	\$718,817	2.95%
Detached Avg Sold Price	\$908,500	\$916,333	-0.85%
Attached Units Sold	2	6	-66.67%
Detached Units Sold	10	6	66.67%

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	32	51	-37.25%
New Listings	21	33	-36.36%
New Under Contracts	7	11	-36.36%
New Contingents	11	16	-31.25%
New Pendings	18	27	-33.33%
All Pendings	25	34	-26.47%

Financing (Sold)

Assumption	0
Cash	2
Conventional	9
FHA	0
Other	2
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	3
21 to 30	2
31 to 60	2
61 to 90	6
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	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	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	1	0	0
\$600K to \$799,999	0	0	1	2	1	0	0	6	1	0
\$800K to \$999,999	0	0	0	0	5	0	0	6	1	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	16	0	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
Total	0	0	1	2	9	0	0	30	2	0
Avg Sold Price	\$0	\$0	\$710,000	\$740,000	\$930,556	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$0	\$702,580	\$916,333	\$800,000	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	5.33%	1.55%	0.00%	0.00%			
Prev Year - # of Solds	0	0	0	5	6	1	0			

Active Detail