

January 2019

22182, Vienna, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$6,685,400	\$10,565,000	-36.72%
Avg Sold Price	\$742,822	\$880,417	-15.63%
Median Sold Price	\$799,900	\$822,500	-2.75%
Units Sold	9	12	-25.00%
Avg Days on Market	41	64	-35.94%
Avg List Price for Solds	\$742,078	\$891,975	-16.81%
Avg SP to OLP Ratio	99.3%	97.5%	1.88%
Ratio of Avg SP to Avg OLP	99.4%	97.3%	2.20%
Attached Avg Sold Price	\$585,167	\$740,000	-20.92%
Detached Avg Sold Price	\$821,650	\$908,500	-9.56%
Attached Units Sold	3	2	50.00%
Detached Units Sold	6	10	-40.00%

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	45	32	40.63%
New Listings	27	21	28.57%
New Under Contracts	15	7	114.29%
New Contingents	8	11	-27.27%
New Pendings	23	18	27.78%
All Pendings	24	25	-4.00%

Financing (Sold)

Assumption	1
Cash	1
Conventional	7
FHA	0
Other	0
Owner	0
VA	0

Days on Market (Sold)

0	1
1 to 10	2
11 to 20	1
21 to 30	1
31 to 60	1
61 to 90	1
91 to 120	2
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	1	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	1	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	1	0
\$600K to \$799,999	0	0	0	2	2	0	0	4	1	0
\$800K to \$999,999	0	0	0	0	4	0	0	11	1	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	24	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	2	6	0	1	42	3	0
Avg Sold Price	\$0	\$0	\$0	\$657,750	\$821,650	\$0	\$440,000			
Prev Year - Avg Sold Price	\$0	\$0	\$710,000	\$740,000	\$930,556	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	-11.11%	-11.70%	0.00%	0.00%			
Prev Year - # of Solds	0	0	1	2	9	0	0			

Active Detail