

January 2018

22201, Ashton Heights/Clarendon, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$14,481,600	\$15,201,835	-4.74%
Avg Sold Price	\$556,985	\$542,923	2.59%
Median Sold Price	\$444,500	\$427,250	4.04%
Units Sold	26	28	-7.14%
Avg Days on Market	90	113	-20.35%
Avg List Price for Solds	\$573,596	\$555,005	3.35%
Avg SP to OLP Ratio	96.5%	96.3%	0.19%
Ratio of Avg SP to Avg OLP	94.8%	96.2%	-1.49%
Attached Avg Sold Price	\$421,505	\$461,200	-8.61%
Detached Avg Sold Price	\$1,126,000	\$1,605,318	-29.86%
Attached Units Sold	21	26	-19.23%
Detached Units Sold	5	2	150.00%

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 2018	Jan 2017	% Change
Active Listings	44	48	-8.33%
New Listings	42	25	68.00%
New Under Contracts	14	9	55.56%
New Contingents	30	27	11.11%
New Pendings	44	36	22.22%
All Pendings	49	42	16.67%

Financing (Sold)

Assumption	0
Cash	6
Conventional	19
FHA	0
Other	1
Owner	0
VA	2

Days on Market (Sold)

0	1
1 to 10	1
11 to 20	2
21 to 30	1
31 to 60	9
61 to 90	3
91 to 120	2
121 to 180	6
181 to 360	2
361 to 720	1
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	4	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	8	1	0	4
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	3	0	0	6
\$600K to \$799,999	1	0	0	1	0	0	1	1	0	5
\$800K to \$999,999	0	0	0	0	1	0	0	1	2	2
\$1M to \$2,499,999	0	0	0	0	3	0	0	14	1	1
\$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	1	0	0	1	4	0	20	19	3	22
Avg Sold Price	\$665,000	\$0	\$0	\$729,900	\$1,241,250	\$0	\$406,085			
Prev Year - Avg Sold Price	\$0	\$630,000	\$0	\$0	\$1,605,318	\$1,065,000	\$420,270			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	-22.68%	0.00%	-3.38%			
Prev Year - # of Solds	0	2	0	0	2	1	23			

Active Detail