

January 2019

22201, Ashton Heights/Clarendon, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$17,217,300	\$14,481,600	18.89%
Avg Sold Price	\$717,388	\$556,985	28.80%
Median Sold Price	\$657,450	\$444,500	47.91%
Units Sold	24	26	-7.69%
Avg Days on Market	58	90	-35.56%
Avg List Price for Solds	\$723,871	\$573,596	26.20%
Avg SP to OLP Ratio	98.1%	96.5%	1.67%
Ratio of Avg SP to Avg OLP	97.6%	94.8%	3.03%
Attached Avg Sold Price	\$558,128	\$421,505	32.41%
Detached Avg Sold Price	\$1,195,167	\$1,126,000	6.14%
Attached Units Sold	18	21	-14.29%
Detached Units Sold	6	5	20.00%

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	30	44	-31.82%
New Listings	33	42	-21.43%
New Under Contracts	15	14	7.14%
New Contingents	14	30	-53.33%
New Pendings	29	44	-34.09%
All Pendings	33	49	-32.65%

Financing (Sold)

Assumption	0
Cash	4
Conventional	19
FHA	0
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	2
1 to 10	2
11 to 20	2
21 to 30	3
31 to 60	7
61 to 90	2
91 to 120	2
121 to 180	1
181 to 360	2
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	3	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	4	0	0	2
\$400K to \$499,999	0	0	0	0	0	0	4	0	0	2
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	1	2	0	0	2	0	0	8
\$800K to \$999,999	0	0	1	1	1	0	0	2	0	3
\$1M to \$2,499,999	0	0	2	2	1	0	0	5	4	2
\$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	4	5	2	0	13	8	4	18
Avg Sold Price	\$0	\$0	\$1,099,000	\$897,000	\$1,387,500	\$0	\$427,792			
Prev Year - Avg Sold Price	\$665,000	\$0	\$0	\$729,900	\$1,241,250	\$0	\$406,085			
Avg Sold % Change	0.00%	0.00%	0.00%	22.89%	11.78%	0.00%	5.35%			
Prev Year - # of Solds	1	0	0	1	4	0	20			

Active Detail