

May 2016

22207, North Arlington, VA

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$44,434,644	\$46,495,231	-4.43%
Avg Sold Price	\$965,971	\$1,081,284	-10.66%
Median Sold Price	\$915,000	\$944,000	-3.07%
Units Sold	46	43	6.98%
Avg Days on Market	99	133	-25.56%
Avg List Price for Solds	\$975,377	\$1,090,548	-10.56%
Avg SP to OLP Ratio	97.2%	99.5%	-2.25%
Ratio of Avg SP to Avg OLP	96.9%	99.1%	-2.20%
Attached Avg Sold Price	\$376,721	\$690,667	-45.46%
Detached Avg Sold Price	\$1,173,941	\$1,144,628	2.56%
Attached Units Sold	12	6	100.00%
Detached Units Sold	34	37	-8.11%

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	121	127	-4.72%
New Listings	66	78	-15.38%
New Under Contracts	23	13	76.92%
New Contingents	26	32	-18.75%
New Pendings	49	45	8.89%
All Pendings	74	76	-2.63%

Financing (Sold)

Assumption	0
Cash	7
Conventional	33
FHA	0
Other	3
Owner	0
VA	3

Days on Market (Sold)

0	1
1 to 10	3
11 to 20	5
21 to 30	6
31 to 60	12
61 to 90	7
91 to 120	3
121 to 180	3
181 to 360	6
361 to 720	0
721+	1

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	1
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	2
\$400K to \$499,999	0	1	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	1	0	0	1	0	1	0	0	2
\$600K to \$799,999	0	0	0	1	0	0	0	7	0	0
\$800K to \$999,999	0	0	6	0	8	0	0	17	1	0
\$1M to \$2,499,999	0	0	0	0	19	0	0	78	2	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	2	6	1	28	0	9	107	4	10
Avg Sold Price	\$0	\$517,500	\$878,000	\$775,000	\$1,237,357	\$0	\$301,183			
Prev Year - Avg Sold Price	\$629,500	\$870,000	\$853,190	\$803,333	\$1,394,174	\$0	\$432,000			
Avg Sold % Change	0.00%	-40.52%	2.91%	-3.53%	-11.25%	0.00%	-30.28%			
Prev Year - # of Solds	5	1	10	3	22	0	2			

Active Detail