

January 2018
22046, Falls Church, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$6,153,500	\$13,442,250	-54.22%
Avg Sold Price	\$769,188	\$640,107	20.17%
Median Sold Price	\$707,000	\$610,000	15.90%
Units Sold	8	21	-61.90%
Avg Days on Market	46	49	-6.12%
Avg List Price for Solds	\$769,619	\$647,548	18.85%
Avg SP to OLP Ratio	99.1%	94.2%	5.20%
Ratio of Avg SP to Avg OLP	98.7%	96.0%	2.78%
Attached Avg Sold Price	\$219,667	\$482,140	-54.44%
Detached Avg Sold Price	\$1,098,900	\$783,714	40.22%
Attached Units Sold	3	10	-70.00%
Detached Units Sold	5	11	-54.55%

- 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	22	24	-8.33%
New Listings	16	20	-20.00%
New Under Contracts	2	7	-71.43%
New Contingents	5	13	-61.54%
New Pending	7	20	-65.00%
All Pending	8	21	-61.90%

Financing (Sold)

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

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	0
21 to 30	0
31 to 60	2
61 to 90	0
91 to 120	0
121 to 180	2
181 to 360	0
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	2
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	2	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	0	0	2	0	3	0	3
Avg Sold Price	\$0	\$0	\$707,000	\$0	\$1,360,167	\$0	\$219,667
Prev Year - Avg Sold Price	\$0	\$0	\$607,938	\$735,000	\$884,157	\$0	\$418,925
Avg Sold % Change	0.00%	0.00%	16.29%	0.00%	53.84%	0.00%	-47.56%
Prev Year - # of Solds	0	0	4	2	7	0	8

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	1
0	0	2
0	0	1
0	0	1
1	0	0
3	0	0
1	0	0
12	0	0
0	0	0
0	0	0
17	0	5