## May 2016 <br> 22180, Vienna, VA

## Sold Summary

|  | May 2016 | May 2015 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 16,355,889$ | $\$ 27,003,868$ | $-39.43 \%$ |
| Avg Sold Price | $\$ 629,073$ | $\$ 729,834$ | $-13.81 \%$ |
| Median Sold Price | $\$ 620,000$ | $\$ 630,000$ | $-1.59 \%$ |
| Units Sold | 26 | 37 | $-29.73 \%$ |
| Avg Days on Market | 18 | 33 | $-45.45 \%$ |
| Avg List Price for Solds | $\$ 629,082$ | $\$ 734,508$ | $-14.35 \%$ |
| Avg SP to OLP Ratio | $99.3 \%$ | $96.8 \%$ | $2.54 \%$ |
| Ratio of Avg SP to Avg OLP | $99.6 \%$ | $96.1 \%$ | $3.63 \%$ |
| Attached Avg Sold Price | $\$ 464,557$ | $\$ 511,738$ | $-9.22 \%$ |
| Detached Avg Sold Price | $\$ 689,684$ | $\$ 834,521$ | $-17.36 \%$ |
| Attached Units Sold | 7 | 12 | $-41.67 \%$ |
| Detached Units Sold | 19 | 25 | $-24.00 \%$ |

## 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

|  | May 2016 | May 2015 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 115 | 112 | $2.68 \%$ |
| New Listings | 62 | 71 | $-12.68 \%$ |
| New Under Contracts | 10 | 19 | $-47.37 \%$ |
| New Contingents | 40 | 31 | $29.03 \%$ |
| New Pendings | 50 | 50 | $0.00 \%$ |
| All Pendings | 74 | 70 | $5.71 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 8 |
| Conventional | 14 |
| FHA | 0 |
| Other | 4 |
| Owner | 0 |
| VA | 1 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 12 |
| 11 to 20 | 6 |
| 21 to 30 | 3 |
| 31 to 60 | 1 |
| 61 to 90 | 3 |
| 91 to 120 | 0 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 1 | 0 | 0 | 5 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 6 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 5 |
| \$500K to \$599,999 | 0 | 0 | 2 | 2 | 2 | 0 | 0 | 5 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 4 | 0 | 9 | 1 | 0 | 18 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 11 | 2 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 59 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 6 | 2 | 13 | 1 | 4 | 93 | 5 | 17 |
| Avg Sold Price | \$0 | \$0 | \$600,417 | \$534,950 | \$730,884 | \$675,000 | \$376,750 |  |  |  |
| Prev Year - Avg Sold Price | \$590,000 | \$0 | \$570,929 | \$586,539 | \$957,442 | \$0 | \$287,333 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 5.16\% | -8.80\% | -23.66\% | 0.00\% | 31.12\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 7 | 9 | 17 | 0 | 3 |  |  |  |

