

January 2019

22180, Vienna, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$13,648,875	\$5,578,000	144.69%
Avg Sold Price	\$758,271	\$619,778	22.35%
Median Sold Price	\$687,500	\$610,000	12.70%
Units Sold	18	9	100.00%
Avg Days on Market	55	29	89.66%
Avg List Price for Solds	\$763,466	\$627,656	21.64%
Avg SP to OLP Ratio	97.9%	96.6%	1.25%
Ratio of Avg SP to Avg OLP	97.5%	97.1%	0.40%
Attached Avg Sold Price	\$473,333	\$437,000	8.31%
Detached Avg Sold Price	\$815,258	\$711,167	14.64%
Attached Units Sold	3	3	0.00%
Detached Units Sold	15	6	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 2019	Jan 2018	% Change
Active Listings	53	65	-18.46%
New Listings	28	30	-6.67%
New Under Contracts	20	3	566.67%
New Contingents	10	11	-9.09%
New Pendings	30	14	114.29%
All Pendings	40	26	53.85%

Financing (Sold)

Assumption	0
Cash	3
Conventional	13
FHA	1
Other	1
Owner	0
VA	0

Days on Market (Sold)

0	0
1 to 10	4
11 to 20	4
21 to 30	1
31 to 60	5
61 to 90	4
91 to 120	3
121 to 180	1
181 to 360	1
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	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	1	1	0	0	1	0	0	1
\$600K to \$799,999	0	0	3	0	8	0	0	5	2	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	2	3
\$1M to \$2,499,999	0	0	0	0	2	0	0	39	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	4	1	11	0	2	45	4	4
Avg Sold Price	\$0	\$0	\$643,750	\$510,000	\$877,625	\$0	\$455,000			
Prev Year - Avg Sold Price	\$0	\$0	\$565,000	\$765,000	\$740,400	\$0	\$273,000			
Avg Sold % Change	0.00%	0.00%	13.94%	-33.33%	18.53%	0.00%	66.67%			
Prev Year - # of Solds	0	0	1	1	5	0	2			

Active Detail