

May 2016

22201, Ashton Heights/Clarendon, VA

Sold Summary

	May 2016	May 2015	% Change
Sold Dollar Volume	\$35,385,188	\$31,720,524	11.55%
Avg Sold Price	\$680,484	\$647,358	5.12%
Median Sold Price	\$561,875	\$562,000	-0.02%
Units Sold	52	49	6.12%
Avg Days on Market	33	25	32.00%
Avg List Price for Solds	\$684,017	\$653,037	4.74%
Avg SP to OLP Ratio	98.6%	98.4%	0.15%
Ratio of Avg SP to Avg OLP	98.6%	98.4%	0.17%
Attached Avg Sold Price	\$528,928	\$536,052	-1.33%
Detached Avg Sold Price	\$1,135,154	\$1,081,448	4.97%
Attached Units Sold	39	39	0.00%
Detached Units Sold	13	10	30.00%

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	92	100	-8.00%
New Listings	69	83	-16.87%
New Under Contracts	19	21	-9.52%
New Contingents	31	43	-27.91%
New Pendings	50	64	-21.88%
All Pendings	68	84	-19.05%

Financing (Sold)

Assumption	0
Cash	7
Conventional	40
FHA	1
Other	3
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	22
11 to 20	12
21 to 30	6
31 to 60	6
61 to 90	2
91 to 120	0
121 to 180	2
181 to 360	3
361 to 720	0
721+	1

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	0
\$200K to \$299,999	0	0	0	0	0	0	3
\$300K to \$399,999	0	0	0	0	0	0	11
\$400K to \$499,999	0	0	0	0	0	0	8
\$500K to \$599,999	0	1	0	0	0	0	6
\$600K to \$799,999	1	0	0	0	0	0	5
\$800K to \$999,999	0	0	1	2	3	1	1
\$1M to \$2,499,999	0	0	4	0	4	0	1
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	1	5	2	7	1	35
Avg Sold Price	\$619,000	\$575,000	\$1,116,800	\$835,000	\$1,222,000	\$975,000	\$497,377
Prev Year - Avg Sold Price	\$379,634	\$0	\$845,250	\$769,750	\$1,316,517	\$1,050,000	\$493,442
Avg Sold % Change	63.05%	0.00%	32.13%	8.48%	-7.18%	-7.14%	0.80%
Prev Year - # of Solds	1	0	3	4	6	1	34

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	5
0	0	20
0	0	11
0	0	6
1	1	15
3	2	3
18	3	4
0	0	0
0	0	0
22	6	64