## January 2019

22201, Ashton Heights/Clarendon, VA

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 17,217,300$ | $\$ 14,481,600$ | $18.89 \%$ |
| Avg Sold Price | $\$ 717,388$ | $\$ 556,985$ | $28.80 \%$ |
| Median Sold Price | $\$ 657,450$ | $\$ 444,500$ | $47.91 \%$ |
| Units Sold | 24 | 26 | $-7.69 \%$ |
| Avg Days on Market | 36 | 51 | $-29.41 \%$ |
| Avg List Price for Solds | $\$ 723,871$ | $\$ 573,596$ | $26.20 \%$ |
| Avg SP to OLP Ratio | $98.1 \%$ | $96.5 \%$ | $1.67 \%$ |
| Ratio of Avg SP to Avg OLP | $97.6 \%$ | $94.8 \%$ | $3.03 \%$ |
| Attached Avg Sold Price | $\$ 558,128$ | $\$ 421,505$ | $32.41 \%$ |
| Detached Avg Sold Price | $\$ 1,195,167$ | $\$ 1,126,000$ | $6.14 \%$ |
| Attached Units Sold | 18 | 21 | $-14.29 \%$ |
| Detached Units Sold | 6 | 5 | $20.00 \%$ |

## 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 | 30 | 44 | $-31.82 \%$ |
| New Listings | 33 | 42 | $-21.43 \%$ |
| New Under Contracts | 15 | 14 | $7.14 \%$ |
| New Contingents | 14 | 30 | $-53.33 \%$ |
| New Pendings | 29 | 44 | $-34.09 \%$ |
| All Pendings | 33 | 49 | $-32.65 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 4 |
| Conventional | 19 |
| FHA | 0 |
| Other | 1 |
| Owner | 0 |
| VA | 0 |

Days on Market (Sold)

| 0 | 1 |
| :--- | :---: |
| 1 to 10 | 10 |
| 11 to 20 | 4 |
| 21 to 30 | 1 |
| 31 to 60 | 2 |
| 61 to 90 | 2 |
| 91 to 120 | 2 |
| 121 to 180 | 2 |
| 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 <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 | 3 | 0 | 0 | 1 |
| \$300K to \$399,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 2 |
| \$400K to \$499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 2 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 8 |
| \$800K to \$999,999 | 0 | 0 | 1 | 1 | 1 | 0 | 0 | 2 | 0 | 3 |
| \$1M to \$2,499,999 | 0 | 0 | 2 | 2 | 1 | 0 | 0 | 5 | 4 | 2 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 4 | 5 | 2 | 0 | 13 | 8 | 4 | 18 |
| Avg Sold Price | \$0 | \$0 | \$1,099,000 | \$897,000 | \$1,387,500 | \$0 | \$427,792 |  |  |  |
| Prev Year - Avg Sold Price | \$665,000 | \$0 | \$0 | \$729,900 | \$1,241,250 | \$0 | \$406,085 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 0.00\% | 22.89\% | 11.78\% | 0.00\% | 5.35\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 0 | 1 | 4 | 0 | 20 |  |  |  |

