

January 2018
22204, South Arlington, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$11,522,952	\$13,278,200	-13.22%
Avg Sold Price	\$523,771	\$442,607	18.34%
Median Sold Price	\$458,750	\$405,000	13.27%
Units Sold	22	30	-26.67%
Avg Days on Market	34	37	-8.11%
Avg List Price for Solds	\$534,631	\$453,532	17.88%
Avg SP to OLP Ratio	96.5%	96.0%	0.60%
Ratio of Avg SP to Avg OLP	96.0%	95.5%	0.47%
Attached Avg Sold Price	\$334,992	\$350,384	-4.39%
Detached Avg Sold Price	\$796,450	\$601,900	32.32%
Attached Units Sold	13	19	-31.58%
Detached Units Sold	9	11	-18.18%

- 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	43	56	-23.21%
New Listings	38	39	-2.56%
New Under Contracts	8	12	-33.33%
New Contingents	28	18	55.56%
New Pendings	36	30	20.00%
All Pendings	43	47	-8.51%

Financing (Sold)

Assumption	0
Cash	3
Conventional	18
FHA	1
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	7
11 to 20	4
21 to 30	3
31 to 60	3
61 to 90	2
91 to 120	2
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	1
\$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	1	0	0	4
\$400K to \$499,999	0	1	0	1	0	0	1
\$500K to \$599,999	0	0	1	1	1	0	0
\$600K to \$799,999	0	0	3	0	1	0	0
\$800K to \$999,999	0	0	1	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	1	5	3	4	0	9
Avg Sold Price	\$0	\$480,000	\$700,400	\$420,000	\$916,513	\$0	\$290,544
Prev Year - Avg Sold Price	\$280,000	\$444,167	\$628,667	\$545,000	\$642,225	\$400,000	\$294,985
Avg Sold % Change	0.00%	8.07%	11.41%	-22.94%	42.71%	0.00%	-1.51%
Prev Year - # of Solds	1	3	6	2	4	1	13

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	2
0	0	2
0	0	6
0	1	9
2	0	1
1	0	1
4	1	0
3	1	1
7	0	0
0	0	0
0	0	0
17	4	22