

January 2019

22204, South Arlington, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$14,869,201	\$11,522,952	29.04%
Avg Sold Price	\$450,582	\$523,771	-13.97%
Median Sold Price	\$379,000	\$458,750	-17.38%
Units Sold	33	22	50.00%
Avg Days on Market	42	34	23.53%
Avg List Price for Solds	\$438,530	\$534,631	-17.98%
Avg SP to OLP Ratio	98.9%	96.5%	2.42%
Ratio of Avg SP to Avg OLP	103.8%	96.0%	8.16%
Attached Avg Sold Price	\$339,777	\$334,992	1.43%
Detached Avg Sold Price	\$644,490	\$796,450	-19.08%
Attached Units Sold	21	13	61.54%
Detached Units Sold	12	9	33.33%

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	13	43	-69.77%
New Listings	28	38	-26.32%
New Under Contracts	21	8	162.50%
New Contingents	14	28	-50.00%
New Pendings	35	36	-2.78%
All Pendings	46	43	6.98%

Financing (Sold)

Assumption	0
Cash	3
Conventional	28
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	1
1 to 10	11
11 to 20	4
21 to 30	4
31 to 60	4
61 to 90	5
91 to 120	3
121 to 180	4
181 to 360	2
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	1	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	1	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	1	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	3	0	0	2
\$300K to \$399,999	0	0	1	0	0	0	12	0	0	3
\$400K to \$499,999	0	0	1	0	0	0	2	0	0	0
\$500K to \$599,999	0	0	1	0	0	0	0	1	1	0
\$600K to \$799,999	1	1	3	1	4	0	0	1	1	0
\$800K to \$999,999	0	0	0	0	1	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	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	1	1	6	1	5	0	19	4	3	6
Avg Sold Price	\$707,000	\$632,000	\$545,333	\$610,000	\$750,975	\$0	\$310,175			
Prev Year - Avg Sold Price	\$0	\$480,000	\$700,400	\$420,000	\$916,513	\$0	\$290,544			
Avg Sold % Change	0.00%	31.67%	-22.14%	45.24%	-18.06%	0.00%	6.76%			
Prev Year - # of Solds	0	1	5	3	4	0	9			

Active Detail