## 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 <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 | 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 |  |  |  |

