

May 2016

22207, North Arlington, VA

Sold Summary

	May 2016	May 2015	% Change		
Sold Dollar Volume	\$44,434,644	\$46,495,231	-4.43%		
Avg Sold Price	\$965,971	\$1,081,284	-10.66%		
Median Sold Price	\$915,000	\$944,000	-3.07%		
Units Sold	46	43	6.98%		
Avg Days on Market	39	18	116.67%		
Avg List Price for Solds	\$975,377	\$1,090,548	-10.56%		
Avg SP to OLP Ratio	97.2%	99.5%	-2.25%		
Ratio of Avg SP to Avg OLP	96.9%	99.1%	-2.20%		
Attached Avg Sold Price	\$376,721	\$690,667	-45.46%		
Detached Avg Sold Price	\$1,173,941	\$1,144,628	2.56%		
Attached Units Sold	12	6	100.00%		
Detached Units Sold	34	37	-8.11%		

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	121	127	-4.72%	
New Listings	66	78	-15.38%	
New Under Contracts	23	13	76.92%	
New Contingents	26	32	-18.75%	
New Pendings	49	45	8.89%	
All Pendings	74	76	-2.63%	

Financing (Sold)

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Assumption	0
Cash	7
Conventional	33
FHA	0
Other	3
Owner	0
VA	3

Days on Market (Sold)

0	1		
1 to 10	17		
11 to 20	4		
21 to 30	2		
31 to 60	8		
61 to 90	5		
91 to 120	1		
121 to 180	5		
181 to 360	3		
361 to 720	0		
721+	0		

Sold Detail Active Detail

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	Residential					Condo/Coop Active Listings			gs	
	2 or	2 or Less BR		3 BR		4 or More BR		Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	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	1
\$200K to \$299,999	0	0	0	0	0	0	6	0	0	5
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	2
\$400K to \$499,999	0	1	0	0	0	0	1	0	0	0
\$500K to \$599,999	0	1	0	0	1	0	1	0	0	2
\$600K to \$799,999	0	0	0	1	0	0	0	7	0	0
\$800K to \$999,999	0	0	6	0	8	0	0	17	1	0
\$1M to \$2,499,999	0	0	0	0	19	0	0	78	2	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	4	1	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	2	6	1	28	0	9	107	4	10
Avg Sold Price	\$0	\$517,500	\$878,000	\$775,000	\$1,237,357	\$0	\$301,183			
Prev Year - Avg Sold Price	\$629,500	\$870,000	\$853,190	\$803,333	\$1,394,174	\$0	\$432,000			
Avg Sold % Change	0.00%	-40.52%	2.91%	-3.53%	-11.25%	0.00%	-30.28%			

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Prev Year - # of Solds