## May 2016 <br> 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)

| 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

| 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 | 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\% |  |  |  |
| Prev Year - \# of Solds | 5 | 1 | 10 | 3 | 22 | 0 | 2 |  |  |  |

