

January 2018
22207, North Arlington, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$19,991,380	\$24,194,399	-17.37%
Avg Sold Price	\$1,052,178	\$967,776	8.72%
Median Sold Price	\$905,000	\$880,000	2.84%
Units Sold	19	25	-24.00%
Avg Days on Market	57	46	23.91%
Avg List Price for Solds	\$1,040,970	\$1,000,708	4.02%
Avg SP to OLP Ratio	96.8%	95.7%	1.20%
Ratio of Avg SP to Avg OLP	97.8%	95.0%	2.88%
Attached Avg Sold Price	\$637,475	\$459,975	38.59%
Detached Avg Sold Price	\$1,162,765	\$1,064,500	9.23%
Attached Units Sold	4	4	0.00%
Detached Units Sold	15	21	-28.57%

- 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	83	94	-11.70%
New Listings	52	55	-5.45%
New Under Contracts	11	12	-8.33%
New Contingents	20	19	5.26%
New Pendings	31	31	0.00%
All Pendings	42	38	10.53%

Financing (Sold)

Assumption	0
Cash	8
Conventional	10
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	2
1 to 10	3
11 to 20	1
21 to 30	2
31 to 60	3
61 to 90	1
91 to 120	3
121 to 180	5
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	0
\$150K to \$199,999	0	0	0	0	0	0	1
\$200K to \$299,999	0	0	0	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	1	0	3	0	0	0	0
\$800K to \$999,999	0	0	2	1	1	0	0
\$1M to \$2,499,999	0	0	0	0	7	1	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	1	0	5	1	9	1	2
Avg Sold Price	\$635,000	\$0	\$766,100	\$905,000	\$1,441,776	\$1,225,000	\$209,950
Prev Year - Avg Sold Price	\$750,000	\$510,000	\$789,833	\$0	\$1,204,679	\$800,000	\$264,950
Avg Sold % Change	-15.33%	0.00%	-3.00%	0.00%	19.68%	53.13%	-20.76%
Prev Year - # of Solds	1	1	6	0	14	1	2

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
0	0	0
0	0	3
0	0	0
0	0	0
0	3	1
6	1	0
8	0	0
57	0	0
3	0	0
0	0	0
75	4	4