

2019

22046, Falls Church, VA

Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$227,392,983	\$212,926,903	6.79%
Avg Sold Price	\$836,678	\$791,550	5.70%
Median Sold Price	\$785,000	\$735,000	6.80%
Units Sold	271	269	0.74%
Avg Days on Market	27	59	-54.24%
Avg List Price for Solds	\$839,088	\$796,628	5.33%
Avg SP to OLP Ratio	99.0%	98.5%	0.53%
Ratio of Avg SP to Avg OLP	98.8%	98.0%	0.83%
Attached Avg Sold Price	\$532,801	\$520,087	2.44%
Detached Avg Sold Price	\$1,020,083	\$957,353	6.55%
Attached Units Sold	102	102	0.00%
Detached Units Sold	169	167	1.20%

Financing (Sold)

Assumption	0
Cash	45
Conventional	199
FHA	4
Other	6
Owner	0
VA	14

Days on Market (Sold)

0	15
1 to 10	127
11 to 20	27
21 to 30	23
31 to 60	32
61 to 90	11
91 to 120	13
121 to 180	11
181 to 360	12
361 to 720	0
721+	0

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.

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	1
\$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	7
\$200K to \$299,999	0	0	0	0	0	0	15
\$300K to \$399,999	0	0	0	0	0	0	18
\$400K to \$499,999	1	0	1	0	0	0	9
\$500K to \$599,999	0	0	3	2	0	0	9
\$600K to \$799,999	5	1	23	6	28	2	14
\$800K to \$999,999	0	0	11	8	20	4	2
\$1M to \$2,499,999	0	0	3	1	74	3	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	6	1	41	17	122	9	75
Avg Sold Price	\$712,640	\$620,000	\$759,707	\$785,617	\$1,122,707	\$979,688	\$420,707
Prev Year - Avg Sold Price	\$573,453	\$202,250	\$720,633	\$763,912	\$1,079,593	\$818,667	\$414,995
Avg Sold % Change	24.27%	206.55%	5.42%	2.84%	3.99%	19.67%	1.38%
Prev Year - # of Solds	7	2	47	25	113	6	69