

2019

22201, Ashton Heights/Clarendon, VA

## Sold Summary

	2019	2018	% Change
Sold Dollar Volume	\$353,617,831	\$378,549,642	-6.59%
Avg Sold Price	\$683,853	\$673,576	1.53%
Median Sold Price	\$567,500	\$538,948	5.30%
Units Sold	519	562	-7.65%
Avg Days on Market	19	70	-72.86%
Avg List Price for Solds	\$682,659	\$679,534	0.46%
Avg SP to OLP Ratio	99.9%	98.3%	1.63%
Ratio of Avg SP to Avg OLP	99.5%	98.0%	1.54%
Attached Avg Sold Price	\$537,391	\$530,825	1.24%
Detached Avg Sold Price	\$1,303,725	\$1,240,078	5.13%
Attached Units Sold	420	448	-6.25%
Detached Units Sold	99	113	-12.39%

## Financing (Sold)

Assumption	0
Cash	87
Conventional	385
FHA	6
Other	17
Owner	0
VA	20

## Days on Market (Sold)

0	26
1 to 10	301
11 to 20	58
21 to 30	33
31 to 60	52
61 to 90	14
91 to 120	14
121 to 180	12
181 to 360	7
361 to 720	2
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	5
\$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	5
\$200K to \$299,999	0	0	0	0	0	0	46
\$300K to \$399,999	0	1	0	0	0	0	80
\$400K to \$499,999	0	2	0	0	0	0	90
\$500K to \$599,999	0	1	0	0	0	0	43
\$600K to \$799,999	2	8	5	9	6	0	81
\$800K to \$999,999	2	1	14	8	7	1	17
\$1M to \$2,499,999	0	0	9	11	51	5	6
\$2.5M to \$4,999,999	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>13</b>	<b>28</b>	<b>28</b>	<b>67</b>	<b>6</b>	<b>373</b>
Avg Sold Price	\$768,750	\$604,762	\$990,441	\$929,803	\$1,466,588	\$1,183,339	\$495,082
Prev Year - Avg Sold Price	\$645,682	\$440,625	\$931,048	\$995,449	\$1,448,501	\$1,150,646	\$477,519
Avg Sold % Change	19.06%	37.25%	6.38%	-6.59%	1.25%	2.84%	3.68%
Prev Year - # of Solds	10	4	30	23	73	18	403