

2019

22204, South Arlington, VA

**Sold Summary**

	2019	2018	% Change
Sold Dollar Volume	\$254,202,037	\$277,822,952	-8.50%
Avg Sold Price	\$490,516	\$472,488	3.82%
Median Sold Price	\$430,000	\$436,250	-1.43%
Units Sold	524	588	-10.88%
Avg Days on Market	16	58	-72.41%
Avg List Price for Solds	\$486,977	\$474,656	2.60%
Avg SP to OLP Ratio	100.4%	98.3%	2.11%
Ratio of Avg SP to Avg OLP	100.0%	99.2%	0.83%
Attached Avg Sold Price	\$377,615	\$352,530	7.12%
Detached Avg Sold Price	\$755,397	\$719,361	5.01%
Attached Units Sold	368	385	-4.42%
Detached Units Sold	156	187	-16.58%

**Financing (Sold)**

Assumption	1
Cash	64
Conventional	385
FHA	14
Other	11
Owner	0
VA	44

**Days on Market (Sold)**

0	32
1 to 10	317
11 to 20	60
21 to 30	31
31 to 60	43
61 to 90	19
91 to 120	8
121 to 180	8
181 to 360	6
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	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	12
\$150K to \$199,999	0	0	0	0	0	0	29
\$200K to \$299,999	0	1	0	0	0	1	72
\$300K to \$399,999	1	10	0	0	0	0	94
\$400K to \$499,999	4	17	1	7	0	2	56
\$500K to \$599,999	11	8	12	8	2	2	9
\$600K to \$799,999	6	4	38	20	24	5	3
\$800K to \$999,999	0	0	15	1	27	5	2
\$1M to \$2,499,999	0	0	0	0	15	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
<b>Total</b>	22	40	66	36	68	15	277
Avg Sold Price	\$544,577	\$457,552	\$692,843	\$606,669	\$884,317	\$670,700	\$321,287
Prev Year - Avg Sold Price	\$537,642	\$434,681	\$670,553	\$555,047	\$818,950	\$699,727	\$310,461
Avg Sold % Change	1.29%	5.26%	3.32%	9.30%	7.98%	-4.15%	3.49%
Prev Year - # of Solds	24	27	80	35	83	11	312