

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)

| _ a, c o (. | |
|-------------|-----|
| 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

| | Residential | | | | | | |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|-----------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| Price Ranges | 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 |
| Total | 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 |

