

## 2014

# Alexandria, VA

## **Sold Summary**

	2014	2013	% Change	
Sold Dollar Volume	\$2,398,545,937	\$2,487,721,711	-3.58%	
Avg Sold Price	\$500,427	\$481,463	3.94%	
Median Sold Price	\$439,900 \$436,000		0.89%	
Units Sold	4,793	5,167	-7.24%	
Avg Days on Market	75	68	10.29%	
Avg List Price for Solds	\$510,298	\$488,308	4.50%	
Avg SP to OLP Ratio	97.2%	97.7%	-0.57%	
Ratio of Avg SP to Avg OLP	96.5%	97.2%	-0.72%	
Attached Avg Sold Price	\$428,491	\$408,833	4.81%	
Detached Avg Sold Price	\$653,842	\$622,183	5.09%	
Attached Units Sold	3,263	3,408	-4.25%	
Detached Units Sold	1,530	1,759	-13.02%	

## Financing (Sold)

Assumption	1
Cash	593
Conventional	2,935
FHA	366
Other	87
Owner	6
VA	837

## Days on Market (Sold)

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0	156
1 to 10	216
11 to 20	284
21 to 30	514
31 to 60	1,638
61 to 90	799
91 to 120	457
121 to 180	414
181 to 360	285
361 to 720	56
721+	8

#### 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						Condo/Coop
	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	11
\$100K to \$149,999	0	0	0	0	0	0	117
\$150K to \$199,999	4	0	3	0	0	0	262
\$200K to \$299,999	14	36	11	43	8	6	548
\$300K to \$399,999	14	151	101	179	78	48	377
\$400K to \$499,999	9	76	114	311	164	40	153
\$500K to \$599,999	12	80	70	213	183	30	67
\$600K to \$799,999	20	50	119	165	305	35	55
\$800K to \$999,999	1	6	40	70	148	18	23
\$1M to \$2,499,999	0	0	8	43	98	26	16
\$2.5M to \$4,999,999	0	0	0	0	5	3	5
\$5,000,000+	0	0	0	0	1	0	0
Total	74	399	466	1,024	990	206	1,634
Avg Sold Price	\$458,738	\$444,628	\$547,291	\$542,768	\$718,581	\$663,771	\$323,274
Prev Year - Avg Sold Price	\$442,791	\$435,149	\$531,232	\$508,655	\$681,229	\$690,068	\$303,356
Avg Sold % Change	3.60%	2.18%	3.02%	6.71%	5.48%	-3.81%	6.57%
Prev Year - # of Solds	94	420	543	1,114	1,122	195	1,679

