

2014
Falls Church, VA

Sold Summary

	2014	2013	% Change
Sold Dollar Volume	\$687,987,019	\$740,869,769	-7.14%
Avg Sold Price	\$514,575	\$504,680	1.96%
Median Sold Price	\$480,000	\$475,000	1.05%
Units Sold	1,337	1,468	-8.92%
Avg Days on Market	65	59	10.17%
Avg List Price for Solds	\$520,508	\$509,126	2.24%
Avg SP to OLP Ratio	97.7%	98.3%	-0.61%
Ratio of Avg SP to Avg OLP	97.5%	97.9%	-0.42%
Attached Avg Sold Price	\$341,855	\$350,502	-2.47%
Detached Avg Sold Price	\$658,627	\$630,964	4.38%
Attached Units Sold	608	661	-8.02%
Detached Units Sold	729	807	-9.67%

Financing (Sold)

Assumption	0
Cash	230
Conventional	898
FHA	100
Other	36
Owner	3
VA	71

Days on Market (Sold)

0	42
1 to 10	88
11 to 20	112
21 to 30	172
31 to 60	429
61 to 90	190
91 to 120	128
121 to 180	110
181 to 360	59
361 to 720	6
721+	1

- 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	43
\$150K to \$199,999	1	0	0	0	0	0	100
\$200K to \$299,999	0	3	1	0	0	0	153
\$300K to \$399,999	12	5	32	8	20	0	103
\$400K to \$499,999	2	5	95	23	51	6	36
\$500K to \$599,999	2	2	80	42	72	11	17
\$600K to \$799,999	3	1	56	24	142	10	7
\$800K to \$999,999	0	0	7	6	77	1	1
\$1M to \$2,499,999	0	0	1	1	75	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	20	16	272	104	437	28	460
Avg Sold Price	\$425,430	\$415,594	\$524,011	\$563,559	\$753,089	\$570,761	\$275,232
Prev Year - Avg Sold Price	\$436,781	\$465,772	\$505,500	\$563,841	\$721,017	\$635,436	\$265,832
Avg Sold % Change	-2.60%	-10.77%	3.66%	-0.05%	4.45%	-10.18%	3.54%
Prev Year - # of Solds	32	18	295	141	480	28	474