

September 2016
22315, Alex/Kingstowne, VA

Sold Summary

	Sep 2016	Sep 2015	% Change
Sold Dollar Volume	\$21,319,336	\$16,838,500	26.61%
Avg Sold Price	\$444,153	\$481,100	-7.68%
Median Sold Price	\$439,500	\$452,000	-2.77%
Units Sold	48	35	37.14%
Avg Days on Market	40	33	21.21%
Avg List Price for Solds	\$447,901	\$485,993	-7.84%
Avg SP to OLP Ratio	97.7%	98.0%	-0.34%
Ratio of Avg SP to Avg OLP	97.5%	98.2%	-0.71%
Attached Avg Sold Price	\$400,947	\$428,927	-6.52%
Detached Avg Sold Price	\$589,482	\$631,822	-6.70%
Attached Units Sold	37	26	42.31%
Detached Units Sold	11	9	22.22%

- 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.

Inventory

	Sep 2016	Sep 2015	% Change
Active Listings	87	92	-5.43%
New Listings	57	48	18.75%
New Under Contracts	13	8	62.50%
New Contingents	32	32	0.00%
New Pendings	45	40	12.50%
All Pendings	55	52	5.77%

Financing (Sold)

Assumption	0
Cash	3
Conventional	21
FHA	4
Other	4
Owner	0
VA	17

Days on Market (Sold)

0	0
1 to 10	14
11 to 20	6
21 to 30	5
31 to 60	15
61 to 90	3
91 to 120	3
121 to 180	2
181 to 360	1
361 to 720	0
721+	0

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	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	7
\$300K to \$399,999	0	5	0	4	0	1	2
\$400K to \$499,999	0	0	0	8	1	4	1
\$500K to \$599,999	0	0	1	4	5	1	0
\$600K to \$799,999	0	0	0	0	4	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	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	0	5	1	16	10	6	10
Avg Sold Price	\$0	\$367,779	\$554,000	\$450,174	\$593,030	\$471,233	\$296,595
Prev Year - Avg Sold Price	\$0	\$369,000	\$0	\$462,450	\$631,822	\$475,750	\$284,625
Avg Sold % Change	0.00%	-0.33%	0.00%	-2.65%	-6.14%	-0.95%	4.21%
Prev Year - # of Solds	0	2	0	18	9	2	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	1	0
0	0	0
0	0	0
0	0	0
0	0	12
1	11	7
2	23	0
2	14	0
12	1	0
1	0	0
0	0	0
0	0	0
0	0	0
18	50	19