

July 2016
22203, Ballston, VA

Sold Summary

	Jul 2016	Jul 2015	% Change
Sold Dollar Volume	\$12,620,288	\$23,058,055	-45.27%
Avg Sold Price	\$631,014	\$623,191	1.26%
Median Sold Price	\$644,500	\$665,000	-3.08%
Units Sold	20	37	-45.95%
Avg Days on Market	19	28	-32.14%
Avg List Price for Solds	\$639,004	\$619,372	3.17%
Avg SP to OLP Ratio	98.2%	99.2%	-0.95%
Ratio of Avg SP to Avg OLP	97.7%	98.9%	-1.13%
Attached Avg Sold Price	\$487,138	\$592,524	-17.79%
Detached Avg Sold Price	\$898,214	\$705,990	27.23%
Attached Units Sold	13	27	-51.85%
Detached Units Sold	7	10	-30.00%

- 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

	Jul 2016	Jul 2015	% Change
Active Listings	59	63	-6.35%
New Listings	27	45	-40.00%
New Under Contracts	10	15	-33.33%
New Contingents	12	13	-7.69%
New Pendings	22	28	-21.43%
All Pendings	27	34	-20.59%

Financing (Sold)

Assumption	0
Cash	5
Conventional	12
FHA	2
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	4
21 to 30	1
31 to 60	6
61 to 90	1
91 to 120	1
121 to 180	0
181 to 360	2
361 to 720	0
721+	2

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	1
\$200K to \$299,999	0	0	0	0	0	0	1
\$300K to \$399,999	0	0	0	0	0	0	4
\$400K to \$499,999	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	0	0	0	0
\$600K to \$799,999	1	0	1	1	2	0	4
\$800K to \$999,999	0	0	0	1	1	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	1	0	1	2	5	0	11
Avg Sold Price	\$640,000	\$0	\$725,000	\$755,500	\$984,500	\$0	\$438,344
Prev Year - Avg Sold Price	\$415,000	\$0	\$683,725	\$850,946	\$782,000	\$892,344	\$383,027
Avg Sold % Change	54.22%	0.00%	6.04%	-11.22%	25.90%	0.00%	14.44%
Prev Year - # of Solds	1	0	4	11	5	1	15

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	1
0	0	1
0	0	4
0	0	6
0	0	17
0	0	4
0	0	7
0	0	2
2	3	3
3	0	0
3	3	0
0	0	0
0	0	0
8	6	45