

July 2016
22207, North Arlington, VA

Sold Summary

	Jul 2016	Jul 2015	% Change
Sold Dollar Volume	\$50,787,915	\$48,563,089	4.58%
Avg Sold Price	\$1,080,594	\$952,217	13.48%
Median Sold Price	\$940,000	\$869,900	8.06%
Units Sold	47	51	-7.84%
Avg Days on Market	25	25	0.00%
Avg List Price for Solds	\$1,092,197	\$964,319	13.26%
Avg SP to OLP Ratio	98.3%	97.5%	0.82%
Ratio of Avg SP to Avg OLP	98.1%	97.5%	0.59%
Attached Avg Sold Price	\$523,000	\$485,429	7.74%
Detached Avg Sold Price	\$1,146,974	\$1,026,479	11.74%
Attached Units Sold	5	7	-28.57%
Detached Units Sold	42	44	-4.55%

- 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	122	138	-11.59%
New Listings	69	62	11.29%
New Under Contracts	15	14	7.14%
New Contingents	24	20	20.00%
New Pendings	39	34	14.71%
All Pendings	62	47	31.91%

Financing (Sold)

Assumption	0
Cash	9
Conventional	36
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	20
11 to 20	8
21 to 30	3
31 to 60	8
61 to 90	4
91 to 120	1
121 to 180	1
181 to 360	1
361 to 720	1
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	2
\$300K to \$399,999	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	1
\$600K to \$799,999	0	0	4	1	3	0	0
\$800K to \$999,999	0	0	4	0	11	1	0
\$1M to \$2,499,999	0	0	0	0	20	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	0	8	1	34	1	3
Avg Sold Price	\$0	\$0	\$802,656	\$701,000	\$1,227,990	\$850,000	\$354,667
Prev Year - Avg Sold Price	\$595,000	\$845,000	\$873,775	\$664,500	\$1,153,642	\$0	\$306,000
Avg Sold % Change	0.00%	0.00%	-8.14%	5.49%	6.44%	0.00%	15.90%
Prev Year - # of Solds	2	1	16	2	26	0	4

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
0	0	2
1	0	12
0	0	3
0	0	1
0	0	2
9	2	1
13	2	0
68	1	0
3	1	0
0	0	0
95	6	21