

January 2026

22191, Woodbridge, VA

Sold Summary

	Jan 2026	Jan 2025	% Change
Sold Dollar Volume	\$17,520,598	\$21,103,190	-16.98%
Avg Sold Price	\$497,408	\$510,338	-2.53%
Median Sold Price	\$450,000	\$455,000	-1.10%
Units Sold	36	41	-12.20%
Avg Days on Market	56	29	93.10%
Avg List Price for Solds	\$500,588	\$514,711	-2.74%
Avg SP to OLP Ratio	97.2%	98.4%	-1.20%
Ratio of Avg SP to Avg OLP	96.8%	97.6%	-0.83%
Attached Avg Sold Price	\$470,538	\$455,416	3.32%
Detached Avg Sold Price	\$537,714	\$616,259	-12.75%
Attached Units Sold	22	27	-18.52%
Detached Units Sold	14	14	0.00%

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

	Jan 2026	Jan 2025	% Change
Active Listings	80	48	66.67%
New Listings	46	38	21.05%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	43	47	-8.51%
All Pendings	45	44	2.27%

Financing (Sold)

Assumption	1
Cash	5
Conventional	24
FHA	2
Other	0
Owner	0
VA	4

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	4
21 to 30	0
31 to 60	7
61 to 90	5
91 to 120	6
121 to 180	3
181 to 360	2
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	0	0	1
\$300K to \$399,999	0	0	0	2	1	0	2	1	7	9
\$400K to \$499,999	1	0	1	2	6	2	5	5	11	18
\$500K to \$599,999	0	0	0	4	0	1	1	2	3	8
\$600K to \$799,999	0	0	0	2	4	0	0	6	2	3
\$800K to \$999,999	0	0	0	0	1	0	0	2	1	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	1	0	0	0	0	0	0
Total	1	0	1	11	12	3	8	17	24	39
Avg Sold Price	\$411,000	\$0	\$450,000	\$504,490	\$555,583	\$463,000	\$430,925			
Prev Year - Avg Sold Price	\$419,500	\$367,500	\$468,333	\$452,214	\$680,313	\$477,550	\$462,153			
Avg Sold % Change	-2.03%	0.00%	-3.91%	11.56%	-18.33%	-3.05%	-6.76%			
Prev Year - # of Solds	1	2	3	7	10	5	13			

Active Detail