

## January 2026

22193, Woodbridge, VA

### Sold Summary

|                            | Jan 2026     | Jan 2025     | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$23,418,953 | \$18,874,249 | 24.08%   |
| Avg Sold Price             | \$540,524    | \$496,610    | 8.84%    |
| Median Sold Price          | \$500,000    | \$470,000    | 6.38%    |
| Units Sold                 | 43           | 39           | 10.26%   |
| Avg Days on Market         | 33           | 27           | 22.22%   |
| Avg List Price for Solds   | \$544,626    | \$496,690    | 9.65%    |
| Avg SP to OLP Ratio        | 98.2%        | 98.9%        | -0.74%   |
| Ratio of Avg SP to Avg OLP | 98.1%        | 98.7%        | -0.59%   |
| Attached Avg Sold Price    | \$430,299    | \$413,555    | 4.05%    |
| Detached Avg Sold Price    | \$573,926    | \$522,386    | 9.87%    |
| Attached Units Sold        | 10           | 10           | 0.00%    |
| Detached Units Sold        | 33           | 29           | 13.79%   |

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     | 83       | 41       | 102.44%  |
| New Listings        | 82       | 45       | 82.22%   |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 79       | 50       | 58.00%   |
| All Pendings        | 78       | 51       | 52.94%   |

### Financing (Sold)

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 4  |
| Conventional | 30 |
| FHA          | 5  |
| Other        | 1  |
| Owner        | 0  |
| VA           | 3  |

### Days on Market (Sold)

|            |    |
|------------|----|
| 0          | 0  |
| 1 to 10    | 15 |
| 11 to 20   | 5  |
| 21 to 30   | 6  |
| 31 to 60   | 10 |
| 61 to 90   | 4  |
| 91 to 120  | 1  |
| 121 to 180 | 1  |
| 181 to 360 | 1  |
| 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          | 0               | 0           | 0          |
| \$150K to \$199,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$200K to \$299,999        | 0            | 0           | 0         | 1           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$300K to \$399,999        | 0            | 0           | 1         | 2           | 1            | 0           | 0          | 0               | 4           | 0          |
| \$400K to \$499,999        | 0            | 0           | 7         | 5           | 3            | 0           | 1          | 12              | 11          | 10         |
| \$500K to \$599,999        | 0            | 0           | 4         | 0           | 6            | 0           | 0          | 16              | 0           | 11         |
| \$600K to \$799,999        | 0            | 0           | 1         | 1           | 5            | 0           | 0          | 9               | 7           | 1          |
| \$800K to \$999,999        | 0            | 0           | 1         | 0           | 4            | 0           | 0          | 2               | 0           | 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         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| <b>Total</b>               | 0            | 0           | 14        | 9           | 19           | 0           | 1          | 39              | 22          | 22         |
| Avg Sold Price             | \$0          | \$0         | \$512,778 | \$431,999   | \$618,982    | \$0         | \$415,000  |                 |             |            |
| Prev Year - Avg Sold Price | \$0          | \$0         | \$415,485 | \$400,875   | \$556,400    | \$0         | \$515,000  |                 |             |            |
| Avg Sold % Change          | 0.00%        | 0.00%       | 23.42%    | 7.76%       | 11.25%       | 0.00%       | -19.42%    |                 |             |            |
| Prev Year - # of Solds     | 0            | 0           | 7         | 9           | 22           | 0           | 1          |                 |             |            |

### Active Detail