

August 2019
22030, Fairfax, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$45,803,748	\$33,694,103	35.94%
Avg Sold Price	\$579,794	\$552,362	4.97%
Median Sold Price	\$560,000	\$540,000	3.70%
Units Sold	79	61	29.51%
Avg Days on Market	27	32	-15.63%
Avg List Price for Solds	\$572,499	\$557,401	2.71%
Avg SP to OLP Ratio	99.5%	99.0%	0.43%
Ratio of Avg SP to Avg OLP	101.4%	100.1%	1.22%
Attached Avg Sold Price	\$455,296	\$477,672	-4.68%
Detached Avg Sold Price	\$695,183	\$640,391	8.56%
Attached Units Sold	38	33	15.15%
Detached Units Sold	41	28	46.43%

- 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

	Aug 2019	Aug 2018	% Change
Active Listings	103	156	-33.97%
New Listings	77	79	-2.53%
New Under Contracts	54	31	74.19%
New Contingents	15	23	-34.78%
New Pendings	69	54	27.78%
All Pendings	66	59	11.86%

Financing (Sold)

Assumption	0
Cash	14
Conventional	56
FHA	2
Other	0
Owner	0
VA	7

Days on Market (Sold)

0	2
1 to 10	35
11 to 20	8
21 to 30	8
31 to 60	13
61 to 90	7
91 to 120	4
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	5
\$300K to \$399,999	0	0	3	0	1	0	11
\$400K to \$499,999	0	0	3	1	1	1	6
\$500K to \$599,999	0	0	1	8	8	0	0
\$600K to \$799,999	0	0	1	5	13	1	0
\$800K to \$999,999	0	0	0	0	6	0	0
\$1M to \$2,499,999	0	0	0	0	4	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	14	33	2	22
Avg Sold Price	\$0	\$0	\$479,313	\$617,986	\$747,515	\$552,500	\$342,930
Prev Year - Avg Sold Price	\$0	\$0	\$485,833	\$569,399	\$658,938	\$602,531	\$363,181
Avg Sold % Change	0.00%	0.00%	-1.34%	8.53%	13.44%	-8.30%	-5.58%
Prev Year - # of Solds	0	0	3	16	25	2	15

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
4	0	0
0	0	0
0	0	0
0	0	1
0	0	1
1	0	0
1	2	3
2	14	0
22	14	3
11	1	2
20	0	0
0	1	0
0	0	0
61	32	10