

August 2019
22180, Vienna, VA

Sold Summary

	Aug 2019	Aug 2018	% Change
Sold Dollar Volume	\$24,811,300	\$20,357,039	21.88%
Avg Sold Price	\$886,118	\$701,967	26.23%
Median Sold Price	\$750,000	\$625,000	20.00%
Units Sold	28	29	-3.45%
Avg Days on Market	28	51	-45.10%
Avg List Price for Solds	\$893,795	\$709,192	26.03%
Avg SP to OLP Ratio	98.3%	97.6%	0.77%
Ratio of Avg SP to Avg OLP	98.3%	97.3%	1.01%
Attached Avg Sold Price	\$476,380	\$541,258	-11.99%
Detached Avg Sold Price	\$975,191	\$899,762	8.38%
Attached Units Sold	5	16	-68.75%
Detached Units Sold	23	13	76.92%

- 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	66	91	-27.47%
New Listings	36	43	-16.28%
New Under Contracts	25	12	108.33%
New Contingents	7	13	-46.15%
New Pendings	32	25	28.00%
All Pendings	41	47	-12.77%

Financing (Sold)

Assumption	0
Cash	5
Conventional	22
FHA	0
Other	0
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	9
11 to 20	5
21 to 30	3
31 to 60	6
61 to 90	4
91 to 120	1
121 to 180	0
181 to 360	0
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	0
\$300K to \$399,999	0	0	0	0	0	0	1
\$400K to \$499,999	0	0	0	0	0	0	1
\$500K to \$599,999	0	0	0	2	0	0	1
\$600K to \$799,999	0	0	3	0	9	0	0
\$800K to \$999,999	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	9	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	3	2	20	0	3
Avg Sold Price	\$0	\$0	\$694,500	\$558,500	\$1,017,295	\$0	\$421,633
Prev Year - Avg Sold Price	\$0	\$437,500	\$656,000	\$549,000	\$972,891	\$555,000	\$547,469
Avg Sold % Change	0.00%	0.00%	5.87%	1.73%	4.56%	0.00%	-22.99%
Prev Year - # of Solds	0	1	3	2	10	1	12

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
1	0	0
0	0	0
0	0	2
0	3	1
5	1	0
3	0	1
49	0	0
0	0	0
0	0	0
58	4	4