

August 2019

22182, Vienna, VA

Sold Summary

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	Aug 2019	Aug 2018	% Change		
Sold Dollar Volume	\$24,610,925	\$35,576,158	-30.82%		
Avg Sold Price	\$911,516	\$936,215	-2.64%		
Median Sold Price	\$828,000	\$839,000	-1.31%		
Units Sold	27	38	-28.95%		
Avg Days on Market	43	43	0.00%		
Avg List Price for Solds	\$931,678	\$954,047	-2.34%		
Avg SP to OLP Ratio	96.1%	96.9%	-0.81%		
Ratio of Avg SP to Avg OLP	95.5%	96.3%	-0.83%		
Attached Avg Sold Price	\$665,100	\$670,100	-0.75%		
Detached Avg Sold Price	\$967,519	\$1,031,256	-6.18%		
Attached Units Sold	5	10	-50.00%		
Detached Units Sold	22	28	-21.43%		

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	78	82	-4.88%	
New Listings	36	36	0.00%	
New Under Contracts	13	11	18.18%	
New Contingents	11	15	-26.67%	
New Pendings	24	26	-7.69%	
All Pendings	27	32	-15.63%	

Financing (Sold)

Assumption	0
Cash	2
Conventional	23
FHA	0
Other	1
Owner	0
VA	1

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	1
21 to 30	1
31 to 60	7
61 to 90	6
91 to 120	2
121 to 180	2
181 to 360	1
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop		Active Listings		
	2 or L	ess BR	3	BR	4 or N	Nore BR	All	Res	idential	Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	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	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	1	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	2	0
\$600K to \$799,999	0	0	0	2	5	0	0	9	7	0
\$800K to \$999,999	0	0	1	2	7	0	0	15	5	0
\$1M to \$2,499,999	0	0	0	0	9	0	0	36	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	1	4	21	0	1	64	14	0
Avg Sold Price	\$0	\$0	\$825,000	\$755,875	\$974,306	\$0	\$302,000			
Prev Year - Avg Sold Price	\$1,170,000	\$0	\$650,000	\$726,250	\$1,040,583	\$0	\$445,500			

-6.37%

26

0.00%

0

-32.21%

2



0.00%

0.00%

0

26.92%

4.08%

8

Avg Sold % Change

Prev Year - # of Solds