

April 2014

Northern Virginia

Sold Summary

	Apr 2014	Apr 2013	% Change
Sold Dollar Volume	\$1,432,181,801	\$1,448,864,191	-1.15%
Avg Sold Price	\$488,133	\$477,071	2.32%
Median Sold Price	\$425,000	\$415,000	2.41%
Units Sold	2,934	3,037	-3.39%
Avg Days on Market	43	36	19.44%
Avg List Price for Solds	\$494,144	\$481,394	2.65%
Avg SP to OLP Ratio	97.8%	98.5%	-0.69%
Ratio of Avg SP to Avg OLP	97.3%	98.0%	-0.74%
Attached Avg Sold Price	\$371,424	\$354,941	4.64%
Detached Avg Sold Price	\$613,078	\$591,188	3.70%
Attached Units Sold	1,517	1,467	3.41%
Detached Units Sold	1,417	1,570	-9.75%

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

	Apr 2014	Apr 2013	% Change
Active Listings	7,347	5,130	43.22%
New Listings	5,812	5,434	6.96%
New Under Contracts	1,378	1,276	7.99%
New Contingents	2,583	3,201	-19.31%
New Pendings	3,961	4,477	-11.53%
All Pendings	5,357	6,605	-18.89%

Financing (Sold)

Assumption	0
Cash	402
Conventional	1,775
FHA	346
Other	56
Owner	0
VA	355

Days on Market (Sold)

0	147
1 to 10	1,183
11 to 20	418
21 to 30	224
31 to 60	338
61 to 90	157
91 to 120	139
121 to 180	174
181 to 360	135
361 to 720	18
721+	1

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	1	5	7	1
\$50K to \$99,999	0	0	0	0	0	0	6	10	0	8
\$100K to \$149,999	5	1	4	6	0	1	49	11	1	51
\$150K to \$199,999	5	1	14	26	1	2	88	19	25	150
\$200K to \$299,999	11	31	46	133	45	22	226	188	198	539
\$300K to \$399,999	10	33	78	199	88	31	158	370	411	395
\$400K to \$499,999	10	18	66	135	171	31	65	609	362	116
\$500K to \$599,999	3	10	51	71	206	14	21	667	135	44
\$600K to \$799,999	5	5	45	48	304	14	23	1,118	94	40
\$800K to \$999,999	0	1	16	20	110	4	5	515	52	22
\$1M to \$2,499,999	0	0	4	5	115	5	7	879	44	33
\$2.5M to \$4,999,999	0	0	0	0	4	0	1	167	4	9
\$5,000,000+	0	0	0	0	0	0	0	46	0	0
Total	49	100	324	643	1,044	124	650	4,604	1,333	1,408
Avg Sold Price	\$354,067	\$374,062	\$460,316	\$409,927	\$672,644	\$466,084	\$314,870			
Prev Year - Avg Sold Price	\$343,735	\$349,986	\$446,643	\$393,089	\$646,004	\$435,139	\$303,579			
Avg Sold % Change	3.01%	6.88%	3.06%	4.28%	4.12%	7.11%	3.72%			
Prev Year - # of Solds	42	118	368	591	1,160	129	629			

Active Detail