

February 2013
Fairfax County, VA

Sold Summary

	Feb 2013	Feb 2012	% Change
Sold Dollar Volume	\$368,516,319	\$318,313,959	15.77%
Avg Sold Price	\$476,735	\$432,492	10.23%
Median Sold Price	\$420,000	\$362,500	15.86%
Units Sold	773	736	5.03%
Avg Days on Market	52	73	-28.77%
Avg List Price for Solds	\$483,638	\$442,702	9.25%
Avg SP to OLP Ratio	97.5%	95.9%	1.66%
Ratio of Avg SP to Avg OLP	96.7%	94.6%	2.25%
Attached Avg Sold Price	\$329,534	\$295,390	11.56%
Detached Avg Sold Price	\$630,557	\$605,873	4.07%
Attached Units Sold	395	411	-3.89%
Detached Units Sold	378	325	16.31%

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

	Feb 2013	Feb 2012	% Change
Active Listings	1,436	2,110	-31.94%
New Listings	1,376	1,448	-4.97%
New Under Contracts	339	350	-3.14%
New Contingents	867	937	-7.47%
New Pendings	1,206	1,287	-6.29%
All Pendings	1,971	2,137	-7.77%

Financing (Sold)

Assumption	0
Cash	101
Conventional	471
FHA	95
Other	13
Owner	1
VA	92

Days on Market (Sold)

0	26
1 to 10	270
11 to 20	92
21 to 30	57
31 to 60	113
61 to 90	69
91 to 120	44
121 to 180	50
181 to 360	43
361 to 720	9
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	9	12	5
\$50K to \$99,999	0	0	1	0	0	0	2	6	0	2
\$100K to \$149,999	0	0	0	0	0	0	15	1	0	13
\$150K to \$199,999	0	0	0	0	0	0	34	1	1	30
\$200K to \$299,999	2	10	3	40	1	2	71	5	19	87
\$300K to \$399,999	0	11	23	59	21	17	34	44	59	49
\$400K to \$499,999	1	5	28	42	59	16	10	100	42	12
\$500K to \$599,999	2	1	12	12	76	1	2	119	22	4
\$600K to \$799,999	0	0	7	3	78	2	3	167	23	5
\$800K to \$999,999	2	0	3	2	26	0	0	147	9	0
\$1M to \$2,499,999	0	0	1	0	31	0	1	329	5	7
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	77	0	1
\$5,000,000+	0	0	0	0	0	0	0	24	0	0
Total	7	27	78	158	293	38	172	1,029	192	215
Avg Sold Price	\$558,786	\$328,511	\$462,791	\$379,319	\$676,933	\$408,143	\$266,595			
Prev Year - Avg Sold Price	\$325,222	\$262,727	\$407,654	\$375,707	\$669,353	\$394,923	\$215,772			
Avg Sold % Change	71.82%	25.04%	13.53%	0.96%	1.13%	3.35%	23.55%			
Prev Year - # of Solds	9	35	67	154	249	36	186			

Active 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	9	12	5
\$50K to \$99,999	0	0	1	0	0	0	2	6	0	2
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\$1M to \$2,499,999	0	0	1	0	31	0	1	329	5	7
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	77	0	1
\$5,000,000+	0	0	0	0	0	0	0	24	0	0
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