

May 2013

Fairfax County, VA

Sold Summary

	May 2013	May 2012	% Change
Sold Dollar Volume	\$963,703,498	\$729,522,935	32.10%
Avg Sold Price	\$545,698	\$496,950	9.81%
Median Sold Price	\$477,000	\$439,925	8.43%
Units Sold	1,766	1,468	20.30%
Avg Days on Market	27	39	-30.77%
Avg List Price for Solds	\$551,178	\$504,759	9.20%
Avg SP to OLP Ratio	99.0%	97.7%	1.35%
Ratio of Avg SP to Avg OLP	98.2%	97.1%	1.08%
Attached Avg Sold Price	\$365,710	\$337,066	8.50%
Detached Avg Sold Price	\$696,469	\$630,454	10.47%
Attached Units Sold	805	668	20.51%
Detached Units Sold	961	800	20.13%

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

	May 2013	May 2012	% Change
Active Listings	2,232	2,697	-17.24%
New Listings	2,430	1,974	23.10%
New Under Contracts	592	450	31.56%
New Contingents	1,294	1,264	2.37%
New Pendings	1,886	1,714	10.04%
All Pendings	2,758	2,882	-4.30%

Financing (Sold)

Assumption	0
Cash	204
Conventional	1,127
FHA	177
Other	18
Owner	1
VA	239

Days on Market (Sold)

0	77
1 to 10	1,026
11 to 20	225
21 to 30	123
31 to 60	149
61 to 90	41
91 to 120	28
121 to 180	40
181 to 360	44
361 to 720	11
721+	2

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	15	6
\$50K to \$99,999	0	0	1	0	0	0	1	6	0	1
\$100K to \$149,999	1	0	1	0	0	0	24	2	0	14
\$150K to \$199,999	1	2	1	1	0	0	47	0	0	32
\$200K to \$299,999	3	22	4	24	3	2	128	5	22	110
\$300K to \$399,999	6	37	37	154	24	26	67	47	120	54
\$400K to \$499,999	3	11	56	111	103	23	11	136	103	21
\$500K to \$599,999	1	1	36	63	171	10	3	208	60	6
\$600K to \$799,999	0	0	23	19	269	4	4	301	37	7
\$800K to \$999,999	0	0	3	4	105	2	1	239	17	2
\$1M to \$2,499,999	0	1	2	0	99	1	1	506	5	5
\$2.5M to \$4,999,999	0	0	0	0	7	0	0	109	0	0
\$5,000,000+	0	0	0	0	1	0	0	27	0	0
Total	15	74	164	376	782	68	287	1,595	379	258
Avg Sold Price	\$342,167	\$349,565	\$484,293	\$424,600	\$747,763	\$450,230	\$272,695			
Prev Year - Avg Sold Price	\$317,588	\$293,405	\$436,309	\$394,904	\$682,170	\$428,231	\$257,252			
Avg Sold % Change	7.74%	19.14%	11.00%	7.52%	9.62%	5.14%	6.00%			
Prev Year - # of Solds	13	53	149	279	638	76	260			

Active Detail