

January thru June 2013 YTD

Northern Virginia

Sold Summary

	2013	2012	% Change
Sold Dollar Volume	\$8,383,629,245	\$6,902,865,962	21.45%
Avg Sold Price	\$475,910	\$438,138	8.62%
Median Sold Price	\$415,000	\$380,000	9.21%
Units Sold	17,616	15,755	11.81%
Avg Days on Market	40	57	-29.82%
Avg List Price for Solds	\$481,765	\$446,793	7.83%
Avg SP to OLP Ratio	98.2%	96.7%	1.56%
Ratio of Avg SP to Avg OLP	97.5%	96.0%	1.55%
Attached Avg Sold Price	\$356,438	\$323,899	10.05%
Detached Avg Sold Price	\$588,454	\$542,297	8.51%
Attached Units Sold	8,545	7,514	13.72%
Detached Units Sold	9,071	8,240	10.08%

Financing (Sold)

Assumption	1
Cash	2,154
Conventional	10,098
FHA	2,740
Other	277
Owner	15
VA	2,331

Days on Market (Sold)

0	753
1 to 10	7,798
11 to 20	2,308
21 to 30	1,300
31 to 60	2,172
61 to 90	1,093
91 to 120	626
121 to 180	713
181 to 360	682
361 to 720	139
721+	29

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.

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	1	0	0	0	1	21	37	15
\$50K to \$99,999	7	2	9	2	2	0	54	7	0	16
\$100K to \$149,999	18	12	13	59	7	6	311	10	2	26
\$150K to \$199,999	16	19	76	205	35	24	539	31	23	114
\$200K to \$299,999	60	189	346	782	370	128	1,222	165	156	326
\$300K to \$399,999	53	174	507	1,271	805	239	698	351	323	246
\$400K to \$499,999	53	83	399	770	1,326	213	324	558	231	83
\$500K to \$599,999	26	58	263	324	1,283	68	148	585	92	45
\$600K to \$799,999	26	19	296	199	1,694	73	127	944	90	48
\$800K to \$999,999	4	2	77	64	637	30	31	483	46	22
\$1M to \$2,499,999	1	1	19	31	607	16	22	858	30	27
\$2.5M to \$4,999,999	0	0	1	0	28	3	2	188	5	3
\$5,000,000+	0	0	0	0	6	0	0	43	0	0
Total	264	559	2,007	3,707	6,800	800	3,479	4,244	1,035	971
Avg Sold Price	\$373,221	\$352,846	\$444,681	\$385,985	\$639,244	\$451,819	\$303,600			
Prev Year - Avg Sold Price	\$345,757	\$315,355	\$405,413	\$352,259	\$592,248	\$395,523	\$277,559			
Avg Sold % Change	7.94%	11.89%	9.69%	9.57%	7.94%	14.23%	9.38%			
Prev Year - # of Solds	238	516	1,889	3,238	6,113	736	3,024			

Active Detail