

January thru July 2013 YTD

Northern Virginia

Sold Summary

	2013	2012	% Change
Sold Dollar Volume	\$10,219,751,879	\$8,359,609,611	22.25%
Avg Sold Price	\$478,699	\$441,373	8.46%
Median Sold Price	\$417,000	\$383,945	8.61%
Units Sold	21,349	18,940	12.72%
Avg Days on Market	38	55	-30.91%
Avg List Price for Solds	\$484,557	\$449,935	7.69%
Avg SP to OLP Ratio	98.3%	96.8%	1.53%
Ratio of Avg SP to Avg OLP	97.6%	96.1%	1.51%
Attached Avg Sold Price	\$357,517	\$326,827	9.39%
Detached Avg Sold Price	\$591,922	\$545,416	8.53%
Attached Units Sold	10,312	9,015	14.39%
Detached Units Sold	11,037	9,924	11.22%

Financing (Sold)

Assumption	1
Cash	2,533
Conventional	12,373
FHA	3,224
Other	343
Owner	15
VA	2,860

Days on Market (Sold)

0	911
1 to 10	9,422
11 to 20	2,926
21 to 30	1,671
31 to 60	2,697
61 to 90	1,293
91 to 120	713
121 to 180	786
181 to 360	742
361 to 720	152
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	23	37	16
\$50K to \$99,999	7	2	11	2	2	0	60	6	0	11
\$100K to \$149,999	20	13	17	69	7	6	367	8	2	46
\$150K to \$199,999	17	25	79	238	39	26	638	26	21	116
\$200K to \$299,999	68	221	414	943	442	151	1,478	212	196	380
\$300K to \$399,999	69	228	615	1,546	936	295	859	368	350	265
\$400K to \$499,999	61	96	500	944	1,618	248	386	613	244	73
\$500K to \$599,999	28	71	327	390	1,583	89	179	617	84	38
\$600K to \$799,999	29	22	352	239	2,073	88	145	942	96	47
\$800K to \$999,999	4	4	93	77	812	36	34	432	37	23
\$1M to \$2,499,999	1	1	22	41	750	23	25	806	26	20
\$2.5M to \$4,999,999	0	0	1	0	32	4	2	184	4	2
\$5,000,000+	0	0	0	0	7	0	0	46	0	1
Total	304	683	2,432	4,489	8,301	966	4,174	4,283	1,097	1,038
Avg Sold Price	\$371,551	\$354,626	\$446,543	\$387,118	\$642,585	\$459,927	\$302,453			
Prev Year - Avg Sold Price	\$349,098	\$317,468	\$406,415	\$354,856	\$595,239	\$402,595	\$280,183			
Avg Sold % Change	6.43%	11.70%	9.87%	9.09%	7.95%	14.24%	7.95%			
Prev Year - # of Solds	285	624	2,247	3,877	7,392	880	3,634			

Active Detail