

January thru August 2013 YTD

Northern Virginia

Sold Summary

	2013	2012	% Change
Sold Dollar Volume	\$11,924,505,479	\$9,827,160,231	21.34%
Avg Sold Price	\$478,473	\$443,885	7.79%
Median Sold Price	\$417,000	\$385,000	8.31%
Units Sold	24,922	22,139	12.57%
Avg Days on Market	38	54	-29.63%
Avg List Price for Solds	\$484,300	\$452,539	7.02%
Avg SP to OLP Ratio	98.3%	96.9%	1.48%
Ratio of Avg SP to Avg OLP	97.5%	96.1%	1.50%
Attached Avg Sold Price	\$357,615	\$329,207	8.63%
Detached Avg Sold Price	\$592,233	\$547,846	8.10%
Attached Units Sold	12,084	10,527	14.79%
Detached Units Sold	12,838	11,611	10.57%

Financing (Sold)

Assumption	4
Cash	2,920
Conventional	14,546
FHA	3,663
Other	408
Owner	18
VA	3,363

Days on Market (Sold)

0	1,055
1 to 10	10,859
11 to 20	3,489
21 to 30	1,988
31 to 60	3,256
61 to 90	1,556
91 to 120	823
121 to 180	871
181 to 360	816
361 to 720	171
721+	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.

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	7	3	4
\$50K to \$99,999	8	2	13	2	2	0	72	7	0	11
\$100K to \$149,999	22	14	21	73	9	6	427	10	5	41
\$150K to \$199,999	22	28	94	263	43	29	765	25	24	132
\$200K to \$299,999	73	263	480	1,099	502	183	1,720	224	206	416
\$300K to \$399,999	87	279	699	1,801	1,082	331	1,036	406	397	278
\$400K to \$499,999	68	104	577	1,106	1,873	309	463	647	261	72
\$500K to \$599,999	32	85	363	453	1,845	109	200	644	100	38
\$600K to \$799,999	34	28	407	282	2,451	100	169	927	81	44
\$800K to \$999,999	5	5	109	89	984	41	39	446	30	17
\$1M to \$2,499,999	1	2	24	44	867	26	29	738	30	21
\$2.5M to \$4,999,999	0	0	1	0	32	4	3	187	2	1
\$5,000,000+	0	0	0	0	7	0	0	45	0	1
Total	352	810	2,789	5,212	9,697	1,138	4,924	4,313	1,139	1,076
Avg Sold Price	\$372,770	\$356,822	\$445,863	\$387,883	\$642,298	\$457,570	\$302,605			
Prev Year - Avg Sold Price	\$351,012	\$318,626	\$408,303	\$355,540	\$597,235	\$402,942	\$284,291			
Avg Sold % Change	6.20%	11.99%	9.20%	9.10%	7.55%	13.56%	6.44%			
Prev Year - # of Solds	324	701	2,613	4,590	8,674	1,026	4,210			

Active Detail