

January thru October 2013 YTD

Northern Virginia

Sold Summary

	2013	2012	% Change
Sold Dollar Volume	\$14,547,420,604	\$12,044,214,062	20.78%
Avg Sold Price	\$477,403	\$442,249	7.95%
Median Sold Price	\$415,000	\$385,000	7.79%
Units Sold	30,472	27,234	11.89%
Avg Days on Market	38	53	-28.30%
Avg List Price for Solds	\$483,418	\$450,876	7.22%
Avg SP to OLP Ratio	98.2%	96.9%	1.32%
Ratio of Avg SP to Avg OLP	97.4%	96.1%	1.39%
Attached Avg Sold Price	\$357,886	\$330,645	8.24%
Detached Avg Sold Price	\$592,607	\$546,160	8.50%
Attached Units Sold	14,956	13,131	13.90%
Detached Units Sold	15,516	14,102	10.03%

Financing (Sold)

Assumption	7
Cash	3,621
Conventional	17,864
FHA	4,394
Other	510
Owner	19
VA	4,057

Days on Market (Sold)

0	1,256
1 to 10	12,797
11 to 20	4,354
21 to 30	2,527
31 to 60	4,153
61 to 90	2,018
91 to 120	1,065
121 to 180	1,082
181 to 360	973
361 to 720	203
721+	37

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	10	6	1
\$50K to \$99,999	9	3	16	2	2	0	85	8	0	8
\$100K to \$149,999	30	15	24	88	9	6	518	15	4	50
\$150K to \$199,999	26	37	113	328	50	33	955	24	38	139
\$200K to \$299,999	89	318	594	1,366	615	230	2,126	259	256	468
\$300K to \$399,999	107	341	861	2,238	1,299	401	1,298	433	424	297
\$400K to \$499,999	83	125	711	1,374	2,242	368	577	622	304	88
\$500K to \$599,999	44	105	430	537	2,222	155	255	626	112	45
\$600K to \$799,999	41	35	511	355	2,950	126	206	936	88	33
\$800K to \$999,999	5	5	135	106	1,161	49	52	487	41	23
\$1M to \$2,499,999	1	2	38	54	1,046	31	41	745	45	28
\$2.5M to \$4,999,999	0	0	1	0	39	4	5	191	2	5
\$5,000,000+	0	0	0	0	11	0	0	42	0	0
Total	435	986	3,435	6,448	11,646	1,403	6,119	4,398	1,320	1,185
Avg Sold Price	\$372,021	\$355,559	\$448,729	\$387,076	\$643,283	\$457,038	\$304,766			
Prev Year - Avg Sold Price	\$356,716	\$323,665	\$405,723	\$357,154	\$595,945	\$405,216	\$284,304			
Avg Sold % Change	4.29%	9.85%	10.60%	8.38%	7.94%	12.79%	7.20%			
Prev Year - # of Solds	395	879	3,194	5,727	10,513	1,296	5,229			

Active Detail