

January thru December 2013 YTD

Northern Virginia

Sold Summary

	2013	2012	% Change		
Sold Dollar Volume	\$16,943,223,081	\$14,436,327,853	17.37%		
Avg Sold Price	\$477,435	\$444,550	7.40%		
Median Sold Price	\$415,000	\$385,000	7.79%		
Units Sold	35,488	32,474	9.28%		
Avg Days on Market	41	53	-22.64%		
Avg List Price for Solds	\$483,716	\$453,383	6.69%		
Avg SP to OLP Ratio	98.1%	96.9%	1.17%		
Ratio of Avg SP to Avg OLP	97.3%	96.1%	1.23%		
Attached Avg Sold Price	\$358,493	\$332,424	7.84%		
Detached Avg Sold Price	\$593,190	\$550,516	7.75%		
Attached Units Sold	17,503	15,776	10.95%		
Detached Units Sold	17,985	16,696	7.72%		

Financing (Sold)

0 (/	
Assumption	11
Cash	4,274
Conventional	20,831
FHA	5,064
Other	610
Owner	20
VA	4,678

Days on Market (Sold)

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0	1,466				
1 to 10	14,046				
11 to 20	5,013				
21 to 30	3,054				
31 to 60	5,086				
61 to 90	2,518				
91 to 120	1,362				
121 to 180	1,396				
181 to 360	1,241				
361 to 720	253				
721+	46				

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 Active Detail

	Residential					Condo/Coop Active Listings			s	
	2 or L	ess BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	2	0	0	0	1	10	6	1
\$50K to \$99,999	9	3	17	2	2	0	91	11	0	12
\$100K to \$149,999	33	17	29	98	8	6	603	15	4	42
\$150K to \$199,999	31	43	131	384	65	43	1,132	22	32	137
\$200K to \$299,999	108	366	698	1,582	716	281	2,489	209	218	370
\$300K to \$399,999	128	397	999	2,595	1,512	474	1,525	326	299	235
\$400K to \$499,999	94	148	843	1,597	2,600	420	690	417	224	66
\$500K to \$599,999	49	126	492	627	2,557	186	305	439	74	48
\$600K to \$799,999	52	40	597	418	3,366	150	255	670	56	24
\$800K to \$999,999	8	8	152	123	1,356	53	61	343	31	17
\$1M to \$2,499,999	3	2	44	61	1,221	41	51	527	24	23
\$2.5M to \$4,999,999	1	0	1	0	49	4	5	152	2	6
\$5,000,000+	0	0	0	0	12	0	0	35	0	1
Total	516	1,150	4,005	7,487	13,464	1,658	7,208	3,176	970	982
Avg Sold Price	\$385,842	\$357,740	\$447,786	\$387,736	\$644,388	\$455,174	\$306,000			
Prev Year - Avg Sold Price	\$362,314	\$323,589	\$409,118	\$359,877	\$600,231	\$409,922	\$284,804			
Avg Sold % Change	6.49%	10.55%	9.45%	7.74%	7.36%	11.04%	7.44%			
Prev Year - # of Solds	499	1,043	3,722	6,850	12,475	1,571	6,312			

