

December 2018

Northern Virginia

New Listings 1,603

↓ -37.5% ↓ -5.2%
 from Nov 2018: 2,565 from Dec 2017: 1,691

YTD	2018	2017	+/-
	51,293	52,912	-3.1%

5-year Dec average: 1,853

New Pendings 2,156

↓ -20.4% ↑ 10.2%
 from Nov 2018: 2,709 from Dec 2017: 1,956

YTD	2018	2017	+/-
	41,407	42,559	-2.7%

5-year Dec average: 2,122

Closed Sales 2,403

↓ -3.3% ↓ -7.5%
 from Nov 2018: 2,484 from Dec 2017: 2,599

YTD	2018	2017	+/-
	38,094	39,380	-3.3%

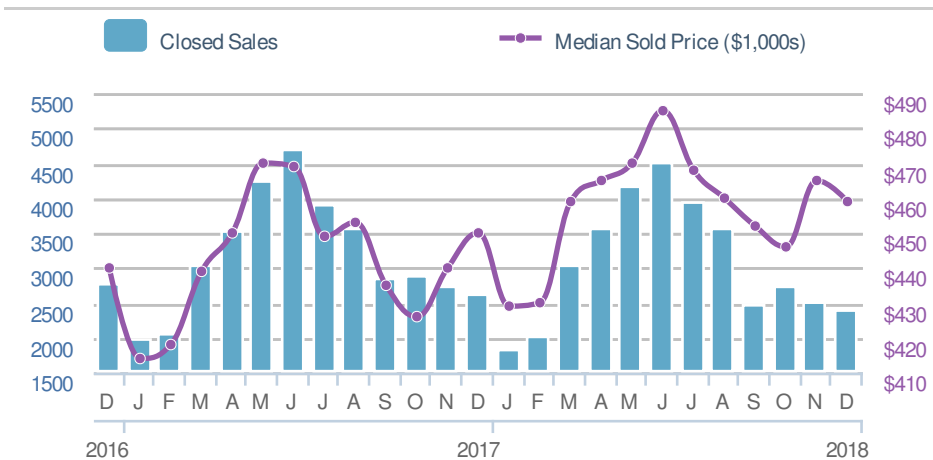
5-year Dec average: 2,666

Median Sold Price \$459,900

↓ -1.1% ↑ 2.2%
 from Nov 2018: \$465,000 from Dec 2017: \$450,000

YTD	2018	2017	+/-
	\$460,000	\$447,250	2.9%

5-year Dec average: \$440,330



Active Listings 3,930

3,930
 Min 3,930 Max 6,809
 5-year Dec average 5,465

Nov 2018	Dec 2017
5,424	4,501

Avg DOM 63

63
 Min 63 Max 120
 5-year Dec average 94

Nov 2018	Dec 2017	YTD
64	79	57

Avg Sold to OLP Ratio 97.3%

97.3%
 Min 96.0% Max 97.3%
 5-year Dec average 96.7%

Nov 2018	Dec 2017	YTD
97.4%	97.2%	98.3%