

Woodbridge Condo & Townhome Current Market Trends

January 1st through June 30th, 2020

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Presentation

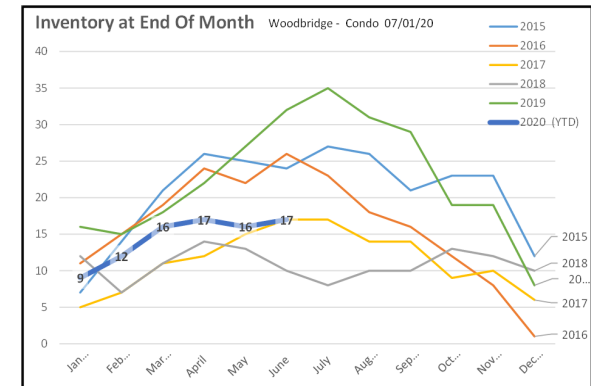
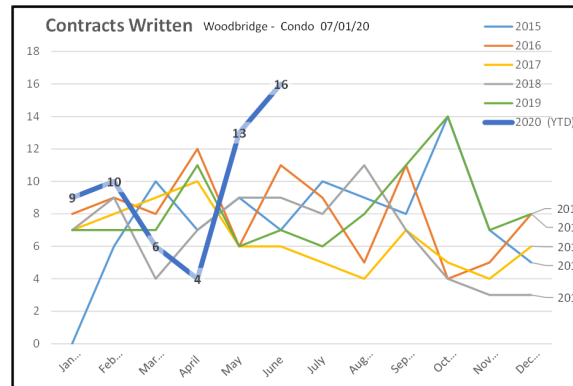
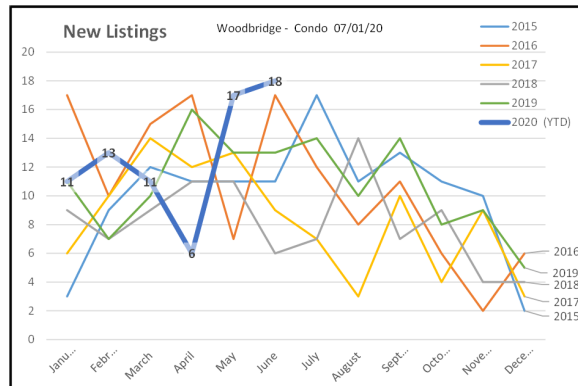
OPEN LISTING DETAILS [CLICK HERE](#)

New Listings Rebound have BEST MONTH in 5 Years Contracts Written have BEST MONTH in 8 Years

New Listings jump to record territory

Contracts Written Blast Off

Inventory Is Steady and Trending Just Below Average



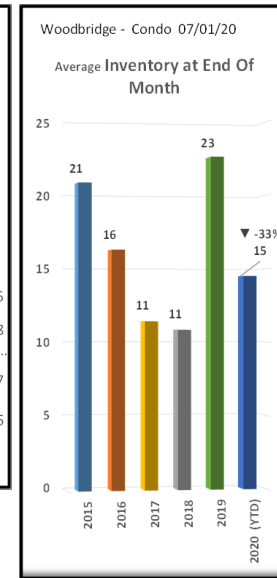
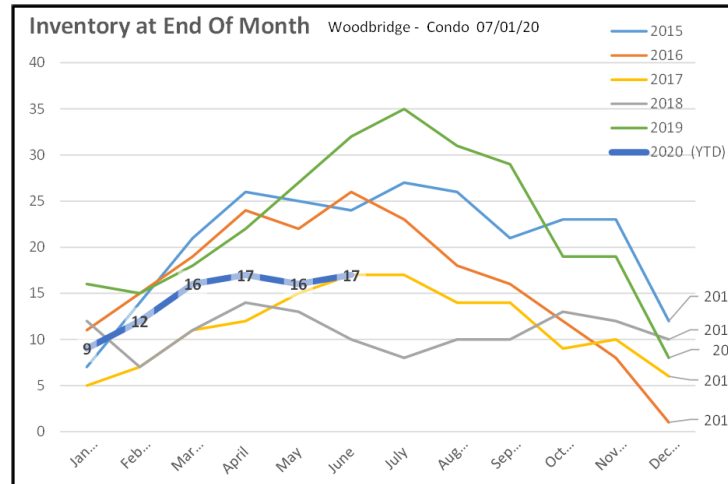
Market Type In 2020

The Woodbridge Condo Market is currently a SELLERS' MARKET

Chapman University defines a Buyer's Market in Southern California as being 3.5 months or more of inventory.

Inventory remains below the average levels of the last 5 years

Woodbridge - Condo		
7/1/2020	Market Type	Y-O-Y Mnts Inventory
Jan-2019	Seller	1.1
Feb-2019	Seller	1.5
Mar-2019	Seller	1.9
Apr-2019	Seller	2.1
May-2019	Seller	2.0
Jun-2019	Seller	2.0
Jul-2019		
Aug-2019		
Sep-2019		
Oct-2019		
Nov-2019		
Dec-2019		



Three Key Steps to Buying and Selling:

The three essential steps in selling and buying are:

- a. **New Listings** = reflects a Willing selling
- b. **Contracts Written** = reflects a Willing buyer
- c. **Closings** = is the execution of the technical aspects of the Purchase Contract by the Buyer with lender cooperation.

Compared to the same period in 2019:

New Listings are **Up 9%,**

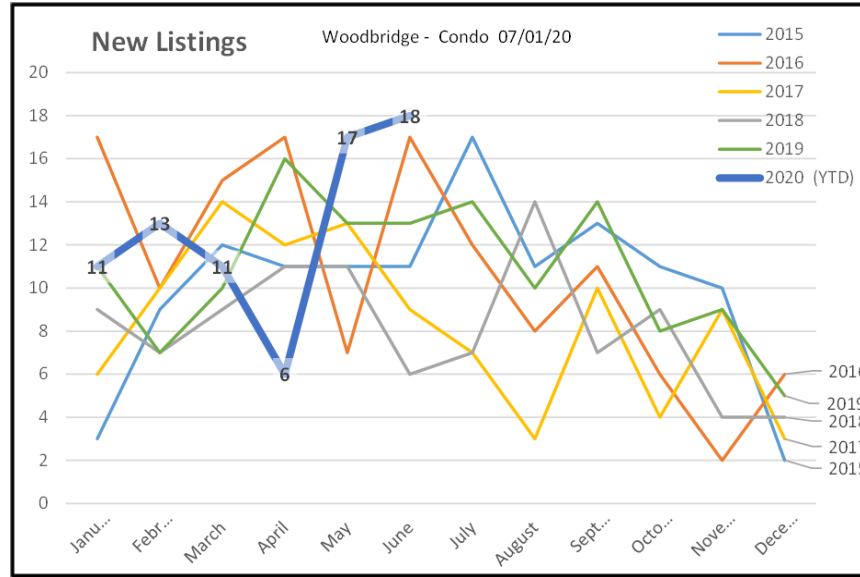
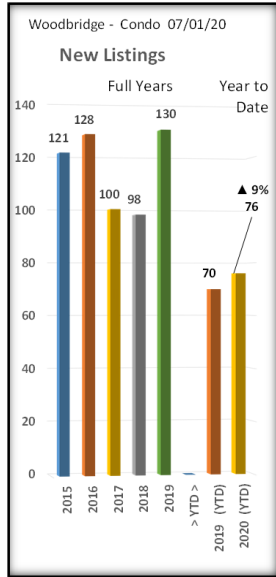
Contracts Written are **Up 29%**

Closing are **UP 34%**

New Listings Trends

New Listings are UP 9% relative to the same period in 2019.

May was good, June the best month of the past 5 years



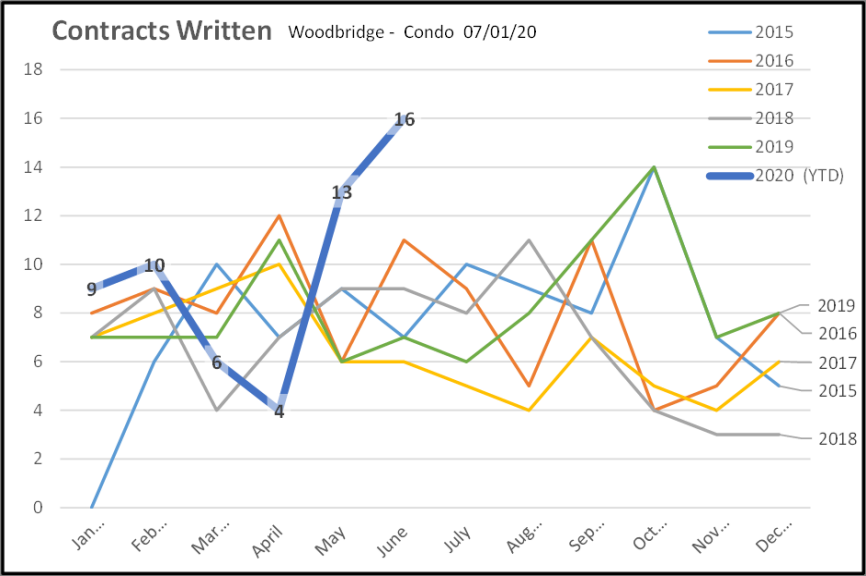
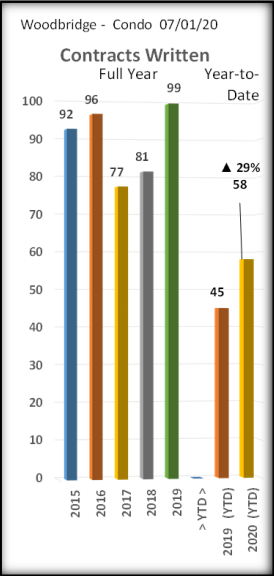
Contracts Written Trends

The Contracts Written are UP 29%.

January and February show the exceptionally strong start to the year.

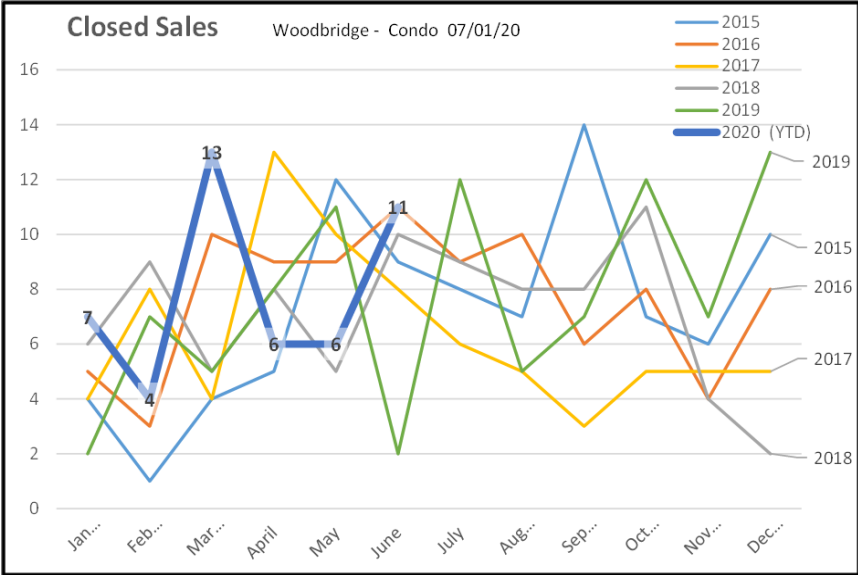
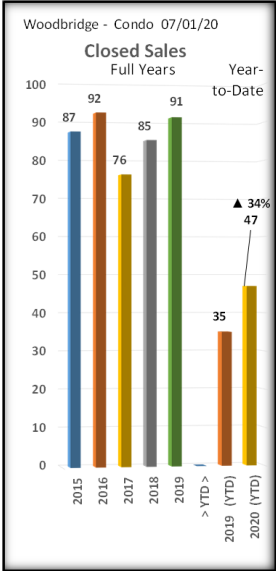
MAY OUTPERFORMS ANY OF THE PRIOR 5 YEARS

June outperforms any month in the prior 8 years



Closed Sales Trends

Closed Sales are UP 34% compared to 2019



Home Values

The average Year Over Year (YOY) CLOSED Pricing for all sizes is DOWN 1.5% to 2019.

Price (Average)	Woodbridge - Condo	7/1/2020	Net Change	
	Closed Price Less Than 2000 SF	\$725,324	(\$14,750)	(2.0%)
	Closed Price Greater Than 2000 SF	\$956,639	(\$21,839)	(2.2%)
	Closed Price Greater Than 2000 sf Exclusive of View Lots	\$912,932	(\$6,838)	(0.7%)
	Average Closed Price of ALL Homes	\$774,540	(\$12,460)	(1.5%)
Square Footage Range from: 1220 to 2760				
Square Footage Average = 1680				
Average SF of homes less than 2000 SF is: 1544				
Average SF of homes Greater than 2000 SF is: 2304				

Price Range of Active Listings

Average Current List Price of all Active Listings: \$762,000.

The Range:

- The low is \$559,000.
- The high is \$899,000

Woodbridge - Condo		Period		1/1/20 - 6/30/20	
1400 SF to 3000 SF		Data Date:		7/1/2020	
90-Day Market Trends					
Current/Last List Price					
Average of ALL Status Types \$766,234					
Count:	All Active 17	"New" Active: 15	Sold/Closed: 23	Count	
Median 4-Sale Price	\$806,000	\$806,000	\$806,000	Median Sold Price	
Average	\$762,248	\$846,365	\$754,764	Average	
Highest	\$899,000	\$1,450,000	\$1,149,000	Highest	
Lowest	\$559,900	\$559,900	\$109,900	Lowest	
Most Recent		6/29/2020	6/30/2020	Most Recent	
Status Types					
Active, New Listings, Active Under Contract, Expired, Canceled, Withdrawn, Pending, Closed & Hold/Do-Not-Show					

90-day CLOSINGS

Closing results over the past 90 to 180 days are the key ingredient used to define prices in Appraisals and CMA's (Comparative Market Analysis).

26 homes have closed of the last 90 days

17 homes closed **BELOW** the revised List Price.

1 home closed **AT** the revised List Price

5 homes closed **ABOVE** the revised List Price

Woodbridge - Condo		Period	1/1/20 - 6/30/20	
1400 SF to 3000 SF		Data:	7/1/2020	
90-Day Market Trends		AVERAGE CLOSED PRICE		
		\$779,913		
Price Change from Original	90-day Trend	# of Homes		
(1.56%)		22%		
Below Current List Price		ABOVE List		
17 Sold Below	1 Sold At List	5 Sold Above		
Closed Price vs. Original List				
	Count	Ratio	(Discount) / Increase	Excludes Largest
Average of All:	(13,112)	23	(1.56%)	
Av. Excluding Largest:	(13,112)		0.00%	
SOLD				
BELOW Ask:	Largest Decrease:	(\$69,000)	17	73.9%
ABOVE Ask:	Most Above:	\$15,000	5	21.7%
AT Ask:	At Original List		1	4.3%

Days on Market (DOM)

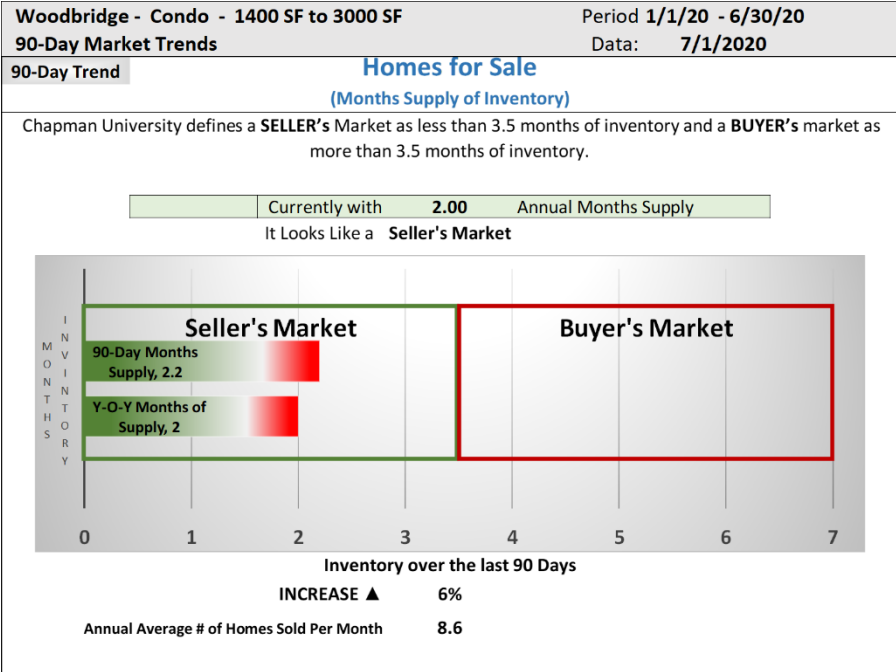
1. Average Days on Market for current Active Listings is **36 Days**.
2. It was 49 days at the end of May
3. It was **54 in our report at the end of April**.
4. It was **39 days in our report at the end of March**.

Woodbridge - Condo		Period		1/1/20 - 6/30/20		
1400 SF to 3000 SF		Data:		7/1/2020		
90-Day Market Trends						
Days On Market (DOM)						
		90-Day Average of ALL Status Types		32		
		Year To Date Average of ALL Status Types		72		
DOM is the number of days from Listing Contract to Purchase Contract						
Year To Date						
STATUS	Count	Most Recent	Average	Outliers	Longest	Shortest
Active Listings:	17	6/29/2020	36	23	143	2
Sold/Closed:	47	6/30/2020	48		234	2
Under Contract	12		32		96	5
Pending	5		20		70	1
Expired	5		109		212	52
Canceled	8		105		253	19
Withdrawn	0				0	0
Hold	1		44		44	44

Monthly Inventory Levels

Year-Over-Year (Y-O-Y) Monthly Inventory stands at 2.0 Months. It was 2.0 months in our last report.

Chapman University defines a Buyer's Market in Southern California as being 3.5 months or more of Inventory.



Inventory Trends

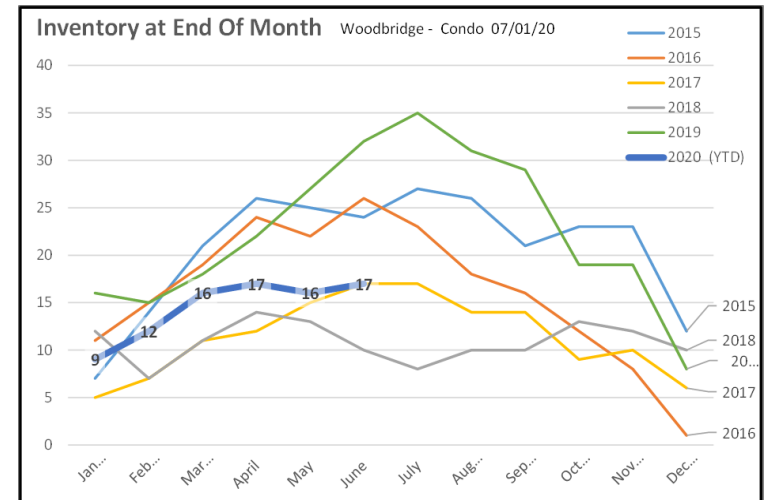
To better anticipate the possible market directions, there are 3 measures of changes in inventory levels that we monitor to forecast shifts in the Market.

Number of homes on the market over the last 90-days **INCREASED: 6%.**

Year Over Year Inventory is **DOWN 33%.**

April 2020 compared to April 2019 is **DOWN 50%.**

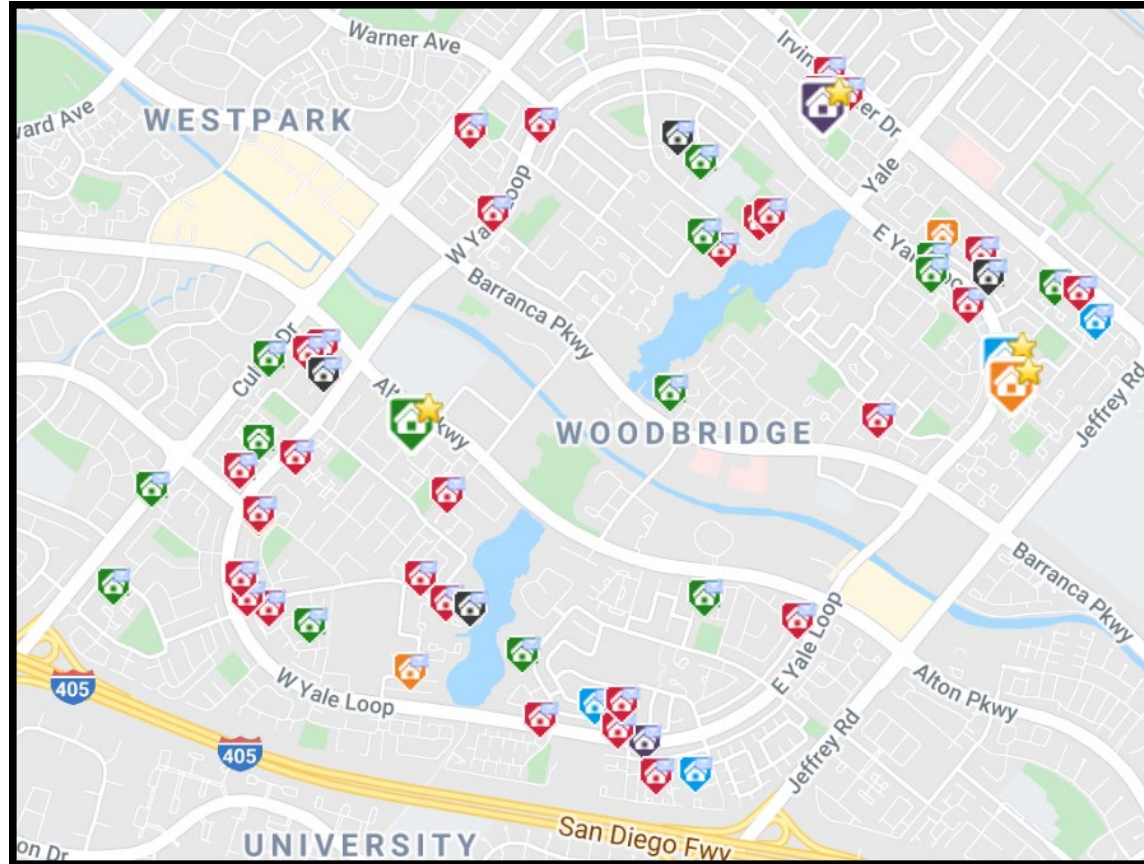
INVENTORY	Woodbridge - Condo	7/1/2020		
Inventory @End Of Month:	17.0			
Absorption Rate (monthly)	8.6	It's a:		
Months Supply	2.0	Seller's Market		
90-Day Inventory Change	1	INCREASE ▲	6.3%	
Year-Over-Year Average EOM Inventory Change	(7)	DECREASE ▼	(33.1%)	
June 2019 vs. June 2020	(15)	DECREASE ▼	(46.9%)	



Map of Market Activity

This map can be found on our website www.Joe-Richter.com In the navigation link: **Predefined Community Listings**

Green= Active Blue = Active Under Contract Red = Closed Orange = Pending Black = Expired, Cancelled or Withdrawn



Listing Thumbnails

The listing detail provided from our website www.joe-richter.com > Predefined Community Listings

42 Total listings from search Woodbridge Centre, FL 3 Month

<p>DOCK ON MARKET</p> <p>1/15</p> <p>\$759,990</p> <p>2 beds, 2 full baths, 1 partial bath, 1,984 sqft. Built in 1980, 5001.83sqft, Condominium</p> <p>+19 Greenacre # 71</p> <p>Home 92514</p>	<p>FIELD</p> <p>1/14</p> <p>\$849,000</p> <p>2 beds, 2 full baths, 2,196 sqft, 111 sqft lot. Built in 1977, 5208.61sqft, Townhouse</p> <p>+4 Pinewood # 67</p> <p>Home 92514</p>	<p>FIELD</p> <p>1/27</p> <p>\$689,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,446 sqft. Built in 1978, 5478.49sqft, Condominium</p> <p>+42 Brookmont # 72</p> <p>Home 92514</p>	<p>FIELD</p> <p>1/30</p> <p>\$749,000</p> <p>3 beds, 2 full baths, 1,471 sqft. Built in 1978, 5008.18sqft, Condominium</p> <p>+47 E Yale # 25</p> <p>Home 92514</p>	<p>Active Under Contract</p> <p>1/19</p> <p>\$799,800</p> <p>2 beds, 2 full baths, 1 partial bath, 1,889 sqft, 2,000 sqft lot. Built in 1978, 5423.40sqft, Townhouse</p> <p>+109 E Yale # 20</p> <p>Home 92514</p>	<p>NEW</p> <p>1/48</p> <p>\$875,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,387 sqft. Built in 1980, 5443.36sqft, Condominium</p> <p>+1 Wildbrook</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/34</p> <p>\$720,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,406 sqft, 2,800 sqft lot. Built in 1978, 5912.09sqft, Townhouse</p> <p>226 Greenmoor</p> <p>Home 92514</p>	<p>NEW</p> <p>1/21</p> <p>\$619,800</p> <p>2 beds, 2 full baths, 1 partial bath, 1,398 sqft. Built in 1979, 5443.36sqft, Condominium</p> <p>44 Brookmont # 71</p> <p>Home 92514</p>	<p>NEW</p> <p>1/41</p> <p>\$789,900</p> <p>3 beds, 2 full baths, 1,491 sqft, 0 sqft lot. Built in 1984, 5929.78sqft, Condominium</p> <p>17 Wildbrook</p> <p>Home 92514</p>	<p>FIELD</p> <p>1/32</p> <p>\$948,000</p> <p>4 beds, 3 full baths, 2,381 sqft. Built in 1984, 5476.61sqft, Condominium</p> <p>12 Silkgrass # 6</p> <p>Home 92514</p>	<p>Active Under Contract</p> <p>1/25</p> <p>\$705,000</p> <p>2 beds, 2 full baths, 1,223 sqft, 2,000 sqft lot. Built in 1986, 5622.88sqft, Townhouse</p> <p>492 E Yale Loop # 9</p> <p>Home 92514</p>
<p>HOLD</p> <p>1/16</p> <p>\$755,000</p> <p>2 beds, 2 full baths, 1,659 sqft, 1,814 sqft lot. Built in 1977, 5459.09sqft, Condominium</p> <p>119 Lakeview # 66</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/17</p> <p>\$735,000</p> <p>2 beds, 2 full baths, 1 partial bath, 1,691 sqft. Built in 1978, 5459.09sqft, Townhouse</p> <p>34 Ashbrook</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/18</p> <p>\$588,000</p> <p>2 beds, 2 full baths, 1,227 sqft. Built in 1984, 5478.22sqft, Condominium</p> <p>55 Fallingspar # 200</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/16</p> <p>\$649,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,446 sqft. Built in 1978, 5448.82sqft, Townhouse</p> <p>12 Creekside # 34-G</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/16</p> <p>\$655,000</p> <p>2 beds, 2 full baths, 1,227 sqft. Built in 1988, 5832.82sqft, Condominium</p> <p>27 Branglen # 10</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/11</p> <p>\$908,000</p> <p>2 beds, 2 full baths, 1,618 sqft, 0 sqft lot. Built in 1977, 5420.50sqft, Condominium</p> <p>7 Islandview # 15</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/26</p> <p>\$599,900</p> <p>3 beds, 1 full bath, 1 partial bath, 1,280 sqft. Built in 1982, 5478.22sqft, Townhouse</p> <p>14 Thicket # 68</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/19</p> <p>\$765,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,471 sqft. Built in 1986, 5622.88sqft, Condominium</p> <p>2 Summerfield</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/14</p> <p>\$957,000</p> <p>4 beds, 3 full baths, 2,318 sqft, 5,000 sqft lot. Built in 1976, 5413.89sqft, Condominium</p> <p>213 W Yale</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/12</p> <p>\$919,000</p> <p>4 beds, 3 full baths, 2,371 sqft, 3,800 sqft lot. Built in 1983, 5937.89sqft, Condominium</p> <p>479 E Yale Loop</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/16</p> <p>\$850,000</p> <p>2 beds, 2 full baths, 1,847 sqft. Built in 1983, 5436.87sqft, Condominium</p> <p>14 Southwind</p> <p>Home 92514</p>
<p>HOLD</p> <p>1/17</p> <p>\$619,000</p> <p>2 beds, 1 full bath, 1 partial bath, 1,299 sqft, 2,299 sqft lot. Built in 1980, 5443.36sqft, Condominium</p> <p>80 Timber # 5</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/20</p> <p>\$695,000</p> <p>2 beds, 2 full baths, 1,234 sqft. Built in 1977, 5962.21sqft, Condominium</p> <p>12 Creekside # 69</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/19</p> <p>\$522,900</p> <p>3 beds, 2 full baths, 1,284 sqft, 0 sqft lot. Built in 1983, 5467.24sqft, Condominium</p> <p>73 Woodleaf</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/16</p> <p>\$729,000</p> <p>2 beds, 2 full baths, 1 partial bath, 1,422 sqft, 2,000 sqft lot. Built in 1983, 5912.85sqft, Townhouse</p> <p>26 Rockwood # 37</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/15</p> <p>\$784,990</p> <p>3 beds, 2 full baths, 1,498 sqft. Built in 1977, 5626.82sqft, Condominium</p> <p>20 Park Vista</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/18</p> <p>\$534,900</p> <p>2 beds, 2 full baths, 1 partial bath, 1,889 sqft, 4,200 sqft lot. Built in 1978, 5443.36sqft, Condominium</p> <p>67 E Yale # 35</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/13</p> <p>\$679,000</p> <p>3 beds, 1 full bath, 1 partial bath, 1,812 sqft. Built in 1978, 5443.36sqft, Condominium</p> <p>29 Willowgrove</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/16</p> <p>\$899,000</p> <p>3 beds, 2 full baths, 1 partial bath, 2,042 sqft. Built in 1978, 5663.17sqft, Townhouse</p> <p>69 Lakeview # 6</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/22</p> <p>\$1,150,000</p> <p>3 beds, 2 full baths, 1 partial bath, 2,042 sqft. Built in 1981, 5663.17sqft, Townhouse</p> <p>5 Lakefront # 9</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/27</p> <p>\$1,199,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,886 sqft. Built in 1989, 5663.17sqft, Townhouse</p> <p>5 Lakefront # 9</p> <p>Home 92514</p>	
<p>HOLD</p> <p>1/16</p> <p>\$1,499,000</p> <p>2 beds, 2 full baths, 1 partial bath, 2,422 sqft. Built in 1988, 6176.37sqft, Condominium</p> <p>72 Coral # 38</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/17</p> <p>\$630,000</p> <p>2 beds, 2 full baths, 1,296 sqft. Built in 1980, 5496.11sqft, Condominium</p> <p>14 Springcreek # 57</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/21</p> <p>\$570,000</p> <p>3 beds, 2 full baths, 1,284 sqft, 0 sqft lot. Built in 1980, 5443.36sqft, Condominium</p> <p>79 Greenfield # 84</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/20</p> <p>\$678,000</p> <p>2 beds, 2 full baths, 1,284 sqft, 0 sqft lot. Built in 1982, 5495.16sqft, Condominium</p> <p>72 Greenfield # 69</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/19</p> <p>\$602,500</p> <p>3 beds, 2 full baths, 1 partial bath, 1,386 sqft. Built in 1981, 5463.23sqft, Townhouse</p> <p>40 Greenmoor # 20</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/26</p> <p>\$625,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,389 sqft. Built in 1981, 5463.23sqft, Townhouse</p> <p>73 Thicket # 48</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/22</p> <p>\$626,000</p> <p>2 beds, 2 full baths, 1,491 sqft, 0 sqft lot. Built in 1982, 5416.18sqft, Condominium</p> <p>19 Frisstone # 2</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/11</p> <p>\$630,000</p> <p>2 beds, 2 full baths, 1,296 sqft. Built in 1980, 5496.11sqft, Condominium</p> <p>55 Claret # 21</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/16</p> <p>\$645,000</p> <p>2 beds, 2 full baths, 1,491 sqft, 0 sqft lot. Built in 1980, 5422.40sqft, Condominium</p> <p>17 Wildbrook</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/26</p> <p>\$690,000</p> <p>3 beds, 2 full baths, 1 partial bath, 1,289 sqft. Built in 1978, 5482.21sqft, Townhouse</p> <p>62 Ashbrook # 57</p> <p>Home 92514</p>	<p>HOLD</p> <p>1/11</p> <p>\$720,000</p> <p>2 beds, 2 full baths, 1,659 sqft. Built in 1977, 5434.09sqft, Condominium</p> <p>12 Lakeview # 60</p> <p>Home 92514</p>

Current Active Listing

Woodbridge - Condo - 1400 SF to 3000 SF								Period:	1/1/20 - 6/30/20				
								Data:	7/1/2020				
ACTIVELY SELLING Condos & Townhomes								(2.3%)	average price reduction				
Status	DOM	Address		Square Footage	Original List Price	Last List Price	% Change	List Price \$ PSF					
								Total active Sales		17			
Active	9	65	Greenfield	1,284	559,900	559,900		436	Active Lisitngs Less than 2000 SF				
Active	35	83	Greenmoor	1,227	598,000	598,000		487	14				
Active	75	27	Briarglen	1,227	655,000	640,000	(2.29%)	534	Average Price				
Active	7	164	Greenmoor	1,400	696,000	696,000		497	761,176				
Active	16	70	Havenwood	1,578	699,888	699,888		444	Average SF				
Active	2	52	Yale	1,471	775,000	775,000		527	1,559				
Active	61	17	Wildbrook	1,491	789,900	789,900		530	Average Price SF				
Active	121	20	Park Vista	1,490	779,990	779,990		523	493				
Active	5	19	Grenache	1,594	806,000	806,000		506	Active Lisitngs More than 2000 SF				
Active	28	3	Alderwood	1,889	828,888	828,888		439	3				
Active	9	67	Yale	1,889	829,900	829,900		439	Average Price				
Active	3	28	Tanglewood	1,851	859,000	859,000		464	1,439,667				
Active	40	17	Woodgrove	1,451	895,000	895,000		617	Average SF				
Active	40	22	Goldstone	1,987	899,000	899,000		452	2,195				
Active	143	69	Lakeview	2,042	1,500,000	1,500,000		735	Average Price SF				
Active	5	57	Lakefront	2,110	1,369,000	1,369,000		649	660				
Active	14	72	Coral Lk	2,432	1,450,000	1,450,000		596					
								DOM		Or. List Price			
								Average Exclusive of Outliers		23.3		762,248	
								Average		36.1		881,792	
								Median		16		806,000	
								Quartile 1		7		699,888	
								Quartile 3		40		895,000	
								IQR		33		195,112	
								Stand Range		49.5		292,668	
								Upper Range		(43)		407,220	
								Lower Range /OUTLIERS		89.50		1,187,668	

Closing In 2020 P.1

Woodbridge - Condo - 1400 SF to 3000 SF										Period	1/1/20 - 6/30/20	
										Data:	7/1/2020	
CLOSED SALES Condos & Townhomes										(24.9%) Average price reduction from Original List		
Status	DOM	CDOM	Address	Square Footage	Original List Price	Last List Price	Closed Price	% Change	List Price \$ PSF	Closed Price \$ PSF		
										Total Closed Sales		47
										Closed Sales Less than 2000 SF		37
										Average Price		725,324
										Average SF		1,532
										Average Price SF		475
										Closed Sales Greater than 2000 SF		10
										Average Price		956,639
										Average SF		2,292
										Average Price SF		416
										DOM		CDOM
										Average Exclusive of Outliers		35.5
										Average		47.6
										Median		22
										Quartile 1		6
										Quartile 3		71
										IQR		65
										Stand Range		97.5
										Upper Range		(92)
										Lower Range / OUTLIERS		168.50
										ORG. List \$		Closed \$
										Average Exclusive of Outliers		\$777,660
										Average		\$790,901
										Median		\$759,000
										Quartile 1		\$672,450
										Quartile 3		\$882,000
										IQR		\$209,550
										Stand Range		\$314,325
										Upper Range		\$358,125
										Lower Range / OUTLIERS		\$1,196,325
										Lower Range / OUTLIERS		\$1,153,750

Closings P.2

Woodbridge - Condo - 1400 SF to 3000 SF										Period	1/1/20 - 6/30/20		
										Data:	7/1/2020		
CLOSED SALES Condos & Townhomes										(24.5%) Average price reduction from Original List			
Status	DOM	CDOM	Address	Square Footage	Original List Price	Last List Price	Closed Price	% Change	List Price \$ PSF	Closed Price \$ PSF	Total Closed Sales		47
Closed	98	130	78 Yale Loop	1,889	845,000	845,000	820,000		447	434			
Closed	3	34	45 Rushingwind	1,496	799,000	799,000	830,000		534	555			
Closed	9	41	1 Wildbrook	1,987	875,000	875,000	842,500		440	424			
Closed	21	97	14 Southwind	1,947	885,000	885,000	850,000		455	437			
Closed	57	103	32 Willowgrove	1,813	879,000	879,000	855,000		485	472			
Closed	58	91	366 Yale Loop	2,139	899,900	899,900	867,500		421	406			
Closed	98	127	29 Willowgrove	2,040	899,000	899,000	885,000		441	434			
Closed	33	63	479 Yale Loop	2,371	920,000	940,000	919,000	2.17%	388	388			
Closed	59	94	478 Yale	2,326	988,000	968,000	930,000	(2.02%)	425	400			
Closed	22	42	12 Silkgrass	2,281	948,000	948,000	948,000		416	416			
Closed	3	32	85 Pinewood	2,300	949,888	949,888	949,888		413	413			
Closed	22	61	213 Yale	2,318	959,888	959,888	957,000		414	413			
Closed	102	178	7 Islandview	1,610	1,009,900	109,900	999,000	(89.12%)	627	620			
Closed	3	30	26 Pinewood	2,300	992,000	992,000	1,000,000		431	435			
Closed	15	27	5 Lakefront	1,986	1,149,000	1,149,000	1,080,000		579	544			
Closed	0	33	6 Longshore	2,760	1,400,000	1,400,000	1,350,000		507	489			
										Square Footage			
										Aver. Exclusive of Outliers		1,693	
										Average		1,693	
										Median		1,578	
										Quartile 1		1,403	
										Quartile 3		1,967	
										IQR		564	
										Stand Range		846	
										Upper Range		557	
										Lower Range / OUTLIERS		2,813	

Home Values Graph

Woodbridge - Condo - 1400 SF to 3000 SF

Period 1/1/20 - 6/30/20

Data: 7/1/2020

CLOSED SALES Condos & Townhomes

