

## Results Statistics

Prepared By: Claudia Viana

Listings as of **04/10/20 at 10:59 am**

Matrix Unique ID is one of 742502508, 840670785, 881891595, 882303679, 885114419, 887487677, 894308930, 894998349, 895510405, 900249895, 900274634, 908376027, 911977045, 922810357, 922939121, 937022163, 940855459, 948676859, 948703856, 948821746, 958966375, 959343581, 960135185, 965487396

### Residential Sale

#### Active Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
VAFX1122154	12913 Alton Sq #107	Herndon	2	2	1996		1,140	\$235.96	\$269,000	3
VAFX1114090	12919 Alton Sq #315	Herndon	2	2	1993		1,140	\$262.28	\$299,000	42
<b># LISTINGS:</b>	<b>2</b>	<b>Medians:</b>	2	2.0	1995		1,140	\$249.12	\$284,000	23
		<b>Minimums:</b>	2	2.0	1993		1,140	\$235.96	\$269,000	3
		<b>Maximums:</b>	2	2.0	1996		1,140	\$262.28	\$299,000	42
		<b>Averages:</b>	2	2.0	1995		1,140	\$249.12	\$284,000	23

#### Pending Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	Sold Date	SP%LP	DOM
VAFX1118994	12915 Alton Sq #417	Herndon	1	1	1994		735	\$285.71	\$210,000	06/30/2020	0.00	7
VAFX1112104	12915 Alton Sq #112	Herndon	1	1	1994		810	\$277.78	\$225,000	04/21/2020	0.00	8
VAFX1116244	12915 Alton Sq #213	Herndon	2	1	1994		960	\$259.38	\$249,000	04/17/2020	0.00	3
VAFX1118286	12905 Alton Sq #101	Herndon	2	2	1997		1,140	\$271.05	\$309,000	04/28/2020	0.00	9
<b># LISTINGS:</b>	<b>4</b>	<b>Medians:</b>	2	1.0	1994		885	\$274.42	\$237,000		0.00	8
		<b>Minimums:</b>	1	1.0	1994		735	\$259.38	\$210,000		0.00	3
		<b>Maximums:</b>	2	2.0	1997		1,140	\$285.71	\$309,000		0.00	9
		<b>Averages:</b>	2	1.3	1995		911	\$273.48	\$248,250		0.00	7

#### Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	Sold Price	Sold Date	SP%LP	DOM
VAFX1069138	2204 Westcourt Ln #101	Herndon	1	1	1994		735	\$278.91	\$210,000	\$205,000	10/31/2019	97.62	113
VAFX1104324	2110 Highcourt Ln #202	Herndon	1	1	1994		810	\$254.32	\$209,900	\$206,000	01/31/2020	98.14	12
VAFX1092944	12919 Alton Sq #404	Herndon	1	1	1993		735	\$292.52	\$224,000	\$215,000	10/25/2019	95.98	6
VAFX1109192	12913 Alton Sq #204	Herndon	1	1	1996		735	\$292.52	\$229,500	\$215,000	03/03/2020	93.68	2
VAFX1098766	2204 Westcourt Ln #314	Herndon	1	1	1994		810	\$274.07	\$221,500	\$222,000	11/28/2019	100.23	10
VAFX1103456	2204 Westcourt Ln #118	Herndon	1	1	1994		810	\$277.65	\$224,900	\$224,900	02/12/2020	100.00	7
VAFX808256	2204 Westcourt Ln #120	Herndon	2	2	1994		990	\$232.32	\$233,000	\$230,000	11/15/2019	98.71	76
VAFX1098800	2110 Highcourt Ln #303	Herndon	1	1	1994		990	\$262.53	\$259,900	\$259,900	12/02/2019	100.00	8
VAFX1101530	12913 Alton Sq #216	Herndon	2	2	1996		960	\$291.67	\$285,000	\$280,000	01/06/2020	98.25	8
VAFX1102730	12913 Alton Sq #106	Herndon	2	2	1996		1,140	\$245.61	\$285,000	\$280,000	01/15/2020	98.25	5

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## Results Statistics

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Listings as of **04/10/20 at 10:59 am**

### Residential Sale

#### Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	Sold Price	Sold Date	SP%LP	DOM
VAFX1093976	12913 Alton Sq #207	Herndon	2	2	1996		1,140	\$250.00	\$289,900	\$285,000	12/03/2019	98.31	33
VAFX1088150	12913 Alton Sq #206	Herndon	2	2	1996	0.03	1,140	\$254.39	\$295,000	\$290,000	10/31/2019	98.31	27
VAFX1113990	12901 Alton Sq #201	Herndon	2	2	1997		1,140	\$258.77	\$284,999	\$295,000	03/31/2020	103.51	5
<b># LISTINGS:</b>			<b>13</b>										
<b>Medians:</b>			1	1.0	1994	0.03	960	\$262.53	\$233,000	\$230,000		98.31	8
<b>Minimums:</b>			1	1.0	1993	0.03	735	\$232.32	\$209,900	\$205,000		93.68	2
<b>Maximums:</b>			2	2.0	1997	0.03	1,140	\$292.52	\$295,000	\$295,000		103.51	113
<b>Averages:</b>			1	1.5	1995	0.03	933	\$266.56	\$250,200	\$246,754		98.54	24

#### Expired Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
VAFX1094446	12913 Alton Sq #106	Herndon	2	2	1996		1,140	\$232.46	\$265,000	16
VAFX1088584	12913 Alton Sq #207	Herndon	2	2	1996		1,140	\$260.53	\$297,000	30
<b># LISTINGS:</b>			<b>2</b>							
<b>Medians:</b>			2	2.0	1996		1,140	\$246.50	\$281,000	23
<b>Minimums:</b>			2	2.0	1996		1,140	\$232.46	\$265,000	16
<b>Maximums:</b>			2	2.0	1996		1,140	\$260.53	\$297,000	30
<b>Averages:</b>			2	2.0	1996		1,140	\$246.50	\$281,000	23

#### Withdrawn Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
VAFX1114078	12919 Alton Sq #204	Herndon	1	1	1993		735	\$299.18	\$219,900	32
VAFX1089992	2204 Westcourt Ln #118	Herndon	1	1	1994		810	\$271.59	\$219,990	40
<b># LISTINGS:</b>			<b>2</b>							
<b>Medians:</b>			1	1.0	1994		773	\$285.39	\$219,945	36
<b>Minimums:</b>			1	1.0	1993		735	\$271.59	\$219,900	32
<b>Maximums:</b>			1	1.0	1994		810	\$299.18	\$219,990	40
<b>Averages:</b>			1	1.0	1994		773	\$285.39	\$219,945	36

#### Canceled Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
VAFX1094130	2103 Highcourt Ln #402	Herndon	1	2	1997		1,140	\$245.61	\$280,000	39



## Results Statistics

Prepared By: Claudia Viana

Listings as of **04/10/20 at 10:59 am**

<b>Residential Sale</b>
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<b># LISTINGS:</b>	<b>1</b>	<b>Medians:</b>	1	2.0	1997	1,140	\$245.61	\$280,000	39
		<b>Minimums:</b>	1	2.0	1997	1,140	\$245.61	\$280,000	39
		<b>Maximums:</b>	1	2.0	1997	1,140	\$245.61	\$280,000	39
		<b>Averages:</b>	1	2.0	1997	1,140	\$245.61	\$280,000	39

<b>Quick Statistics ( 24 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$209,900	\$309,000	\$253,979	\$254,450
<b>Sold Price</b>	\$205,000	\$295,000	\$246,754	\$230,000

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**Three-Up Report**



MLS#	VAFX1122154	VAFX1114090	VAFX1094130
Status	Active	Active	Canceled
Address	12913 Alton Sq #107, Herndon, VA, 20170	12919 Alton Sq #315, Herndon, VA, 20170	2103 Highcourt Ln #402, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership	Condominium	Condominium	Condominium
Type			
Structure Type	Colonial	Unit/Flat	Colonial, Loft
Architectural Style	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	2	2	1
Bathrooms	2	2	2
Year Built	1996	1993	1997
Abv Grd Fin SF	1,140	1,140	1,140
Blw Grd Fin SF		0	0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$3,576 / 2019	\$3,421 / 2019	\$3,607 / 2019
Tax Assessed Value	\$246,920	\$236,210	\$249,080
Assoc. Fee / Frequency			
Price Before Sale	\$269,000	\$299,000	\$280,000
Close Price			
Seller Concessions			
Sale Type	Standard	Standard	Standard
Listing Contract Date	04/08/2020	02/29/2020	10/10/2019
Days On Market	3	42	39
Off Market Date			02/04/2020
Close Date			
Close Sale Terms			

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# Virginia Residential Properties

## Three-Up Report



MLS#	VAFX1069138	VAFX1104324	VAFX1109192
Status	Closed	Closed	Closed
Address	2204 Westcourt Ln #101, Herndon, VA, 20170	2110 Highcourt Ln #202, Herndon, VA, 20170	12913 Alton Sq #204, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership Type	Condominium	Condominium	Condominium
Structure Type	Contemporary	Traditional	Colonial
Architectural Style	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	1	1	1
Bathrooms	1	1	1
Year Built	1994	1994	1996
Abv Grd Fin SF	735	810	735
Blw Grd Fin SF	0	0	0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$1,992 / 2019	\$2,631 / 2019	\$2,782 / 2019
Tax Assessed Value	\$192,120	\$181,700	\$192,120
Assoc. Fee / Frequency			
Price Before Sale	\$210,000	\$209,900	\$229,500
Close Price	\$205,000	\$206,000	\$215,000
Seller Concessions	Yes, \$3,000	No	No
Sale Type	Standard	Standard	Standard
Listing Contract Date	06/10/2019	01/02/2020	02/03/2020
Days On Market	113	12	2
Off Market Date	11/10/2019	02/08/2020	03/04/2020
Close Date	10/31/2019	01/31/2020	03/03/2020
Close Sale Terms	Standard Sale	Standard Sale	Standard Sale

**Three-Up Report**



MLS#	VAFX1092944	VAFX1098766	VAFX1103456
Status	Closed	Closed	Closed
Address	12919 Alton Sq #404, Herndon, VA, 20170	2204 Westcourt Ln #314, Herndon, VA, 20170	2204 Westcourt Ln #118, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership Type	Condominium	Condominium	Condominium
Structure Type	Contemporary	Contemporary	Traditional
Architectural Style	Penthouse Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	1	1	1
Bathrooms	1	1	1
Year Built	1993	1994	1994
Abv Grd Fin SF	735	810	810
Blw Grd Fin SF	0	0	0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$2,634 / 2019	\$2,796 / 2019	\$2,796 / 2019
Tax Assessed Value	\$181,870	\$193,090	\$193,090
Assoc. Fee / Frequency		\$0 / Monthly	
Price Before Sale	\$224,000	\$221,500	\$224,900
Close Price	\$215,000	\$222,000	\$224,900
Seller Concessions	No	No	No
Sale Type	Standard	Standard	Standard
Listing Contract Date	10/03/2019	11/07/2019	01/02/2020
Days On Market	6	10	7
Off Market Date	10/28/2019	11/30/2019	02/12/2020
Close Date	10/25/2019	11/28/2019	02/12/2020
Close Sale Terms	Standard Sale	Standard Sale	Standard Sale

**Three-Up Report**



MLS#	VAFX808256	VAFX1098800	VAFX1102730
Status	Closed	Closed	Closed
Address	2204 Westcourt Ln #120, Herndon, VA, 20170	2110 Highcourt Ln #303, Herndon, VA, 20170	12913 Alton Sq #106, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership	Condominium	Condominium	Condominium
Type			
Structure Type	Colonial	Contemporary, Loft	Unit/Flat
Architectural Style	Other	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	2	1	2
Bathrooms	2	1	2
Year Built	1994	1994	1996
Abv Grd Fin SF	990	990	1,140
Blw Grd Fin SF	0	0	0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$3,341 / 2019	\$3,191 / 2019	\$3,576 / 2019
Tax Assessed Value	\$230,700	\$220,310	\$246,920
Assoc. Fee / Frequency			
Price Before Sale	\$233,000	\$259,900	\$285,000
Close Price	\$230,000	\$259,900	\$280,000
Seller Concessions	No	No	No
Sale Type	Short Sale	Standard	Standard
Listing Contract Date	01/28/2019	11/07/2019	12/15/2019
Days On Market	76	8	5
Off Market Date	11/19/2019	12/02/2019	01/15/2020
Close Date	11/15/2019	12/02/2019	01/15/2020
Close Sale Terms	Short Sale	Standard Sale	Standard Sale

**Three-Up Report**



MLS#	VAFX1101530	VAFX1093976	VAFX1088150
Status	Closed	Closed	Closed
Address	12913 Alton Sq #216, Herndon, VA, 20170	12913 Alton Sq #207, Herndon, VA, 20170	12913 Alton Sq #206, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership Type	Condominium	Condominium	Condominium
Structure Type	Contemporary	Colonial	Contemporary
Architectural Style	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	2	2	2
Bathrooms	2	2	2
Year Built	1996	1996	1996
Abv Grd Fin SF	960	1,140	1,140
Blw Grd Fin SF	0	0	0
Lot Size Acres			0.03
Lot Size Dimensions			
Total Taxes / Year	\$3,301 / 2019	\$3,576 / 2019	\$2,899 / 2019
Tax Assessed Value	\$227,950	\$246,920	\$246,920
Assoc. Fee / Frequency			\$0 / Monthly
Price Before Sale	\$285,000	\$289,900	\$295,000
Close Price	\$280,000	\$285,000	\$290,000
Seller Concessions	No	No	Yes, \$399
Sale Type	Standard	Standard	Standard
Listing Contract Date	12/03/2019	10/08/2019	09/12/2019
Days On Market	8	33	27
Off Market Date	01/12/2020	12/03/2019	10/31/2019
Close Date	01/06/2020	12/03/2019	10/31/2019
Close Sale Terms	Standard Sale	Standard Sale	Standard Sale



**Three-Up Report**



MLS#	VAFX1113990	VAFX1094446	VAFX1088584
Status	Closed	Expired	Expired
Address	12901 Alton Sq #201, Herndon, VA, 20170	12913 Alton Sq #106, Herndon, VA, 20170	12913 Alton Sq #207, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership Type	Condominium	Condominium	Condominium
Structure Type	Unit/Flat	Colonial	Colonial
Architectural Style	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	2	2	2
Bathrooms	2	2	2
Year Built	1997	1996	1996
Abv Grd Fin SF	1,140	1,140	1,140
Blw Grd Fin SF	0	0	0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$3,421 / 2019	\$3,576 / 2019	\$2,899 / 2019
Tax Assessed Value	\$236,210	\$246,920	\$246,920
Assoc. Fee / Frequency			
Price Before Sale	\$284,999	\$265,000	\$297,000
Close Price	\$295,000		
Seller Concessions	No		
Sale Type	Standard	Standard	Standard
Listing Contract Date	02/28/2020	10/11/2019	09/09/2019
Days On Market	5	16	30
Off Market Date	04/04/2020	01/10/2020	12/31/2019
Close Date	03/31/2020	01/10/2020	12/31/2019
Close Sale Terms	Standard Sale		

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# Virginia Residential Properties

## Three-Up Report



MLS#	VAFX1118994	VAFX1112104	VAFX1116244
Status	Pending	Pending	Pending
Address	12915 Alton Sq #417, Herndon, VA, 20170	12915 Alton Sq #112, Herndon, VA, 20170	12915 Alton Sq #213, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership Type	Condominium	Condominium	Condominium
Structure Type	Colonial	Contemporary	Contemporary
Architectural Style	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	1	1	2
Bathrooms	1	1	1
Year Built	1994	1994	1994
Abv Grd Fin SF	735	810	960
Blw Grd Fin SF	0	0	0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$2,634 / 2019	\$2,662 / 2019	\$3,090 / 2019
Tax Assessed Value	\$181,870	\$183,840	\$213,340
Assoc. Fee / Frequency			\$0 / Unknown
Price Before Sale	\$210,000	\$225,000	\$249,000
Close Price			
Seller Concessions			
Sale Type	Short Sale	Standard	Standard
Listing Contract Date	03/21/2020	03/05/2020	03/14/2020
Days On Market	7	8	3
Off Market Date	03/27/2020	03/12/2020	03/16/2020
Close Date	06/30/2020	04/21/2020	04/17/2020
Close Sale Terms			

**Three-Up Report**



MLS#	VAFX1118286	VAFX1114078	VAFX1089992
Status	Pending	Withdrawn	Withdrawn
Address	12905 Alton Sq #101, Herndon, VA, 20170	12919 Alton Sq #204, Herndon, VA, 20170	2204 Westcourt Ln #118, Herndon, VA, 20170
MLS Area			
City / PO / Zip Code	Herndon, VA, 20170	Herndon, VA, 20170	Herndon, VA, 20170
Subdivision/Neighborhood	WORLDGATE	WORLDGATE	WORLDGATE
School District	Fairfax County Public Schools	Fairfax County Public Schools	Fairfax County Public Schools
Property Type	Residential	Residential	Residential
Ownership Type	Condominium	Condominium	Condominium
Structure Type	Contemporary	Colonial	Unit/Flat
Architectural Style	Unit/Flat/Apartment	Unit/Flat/Apartment	Unit/Flat/Apartment
Bedrooms	2	1	1
Bathrooms	2	1	1
Year Built	1997	1993	1994
Abv Grd Fin SF	1,140	735	810
Blw Grd Fin SF	0		0
Lot Size Acres			
Lot Size Dimensions			
Total Taxes / Year	\$3,421 / 2019	\$2,634 / 2020	\$2,796 / 2019
Tax Assessed Value	\$236,210	\$193,640	\$193,090
Assoc. Fee / Frequency	\$231 / Monthly		
Price Before Sale	\$309,000	\$219,900	\$219,990
Close Price			
Seller Concessions			
Sale Type	Standard	Standard	Standard
Listing Contract Date	03/19/2020	02/29/2020	09/18/2019
Days On Market	9	32	40
Off Market Date	03/27/2020	04/01/2020	12/13/2019
Close Date	04/28/2020		
Close Sale Terms			

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Virginia Residential Properties

## Fannie Mae 1004MC Statistics Summary

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Listings as of **04/10/20 at 10:59 am**

Matrix Unique ID is one of 742502508, 840670785, 881891595, 882303679, 885114419, 887487677, 894308930, 894998349, 895510405, 900249895, 900274634, 908376027, 911977045, 922810357, 922939121, 937022163, 940855459, 948676859, 948703856, 948821746, 958966375, 959343581, 960135185, 965487396

<b>Inventory Analysis</b>	<b>Prior 7-12 Months (04/11/2019-10/09/2019)</b>	<b>Prior 4-6 Months (10/10/2019-01/09/2020)</b>	<b>Current - 3 Months (01/10/2020-04/10/2020)</b>
Total # of Comparable Sales (Settled)	0	8	5
Absorption Rate (Total Sales/Months)	0.00	2.67	1.67
Total # of Comparable Active Listings	5	2	2
Months of Housing Supply (Lst/Ab. Rate)	0.00	0.75	1.20
<b>Median Sale &amp; List Price DOM</b>	<b>Prior 7-12 Months</b>	<b>Prior 4-6 Months</b>	<b>Current - 3 Months</b>
Median Comparable Sale Price	\$0	\$244,950	\$224,900
Median Comparable Sales DOM	0	19	5
Median Comparable List Price (Listings Only)	\$289,900	\$217,400	\$284,000
Median Comparable Listings DOM (Listings Only)	30	10	23
Median Sale Price / Median List Price %	0.00%	98.31%	98.25%

\*The total number of Comparable Active Listings is based on listings that were On Market on the end date of the specified time periods above.