

May 2018

Prince William County, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$308,794,099	\$295,517,072	4.49%
Avg Sold Price	\$402,076	\$383,291	4.90%
Median Sold Price	\$375,000	\$356,500	5.19%
Units Sold	768	771	-0.39%
Avg Days on Market	48	49	-2.04%
Avg List Price for Solds	\$403,720	\$385,623	4.69%
Avg SP to OLP Ratio	99.0%	98.8%	0.19%
Ratio of Avg SP to Avg OLP	99.0%	98.7%	0.30%
Attached Avg Sold Price	\$309,606	\$292,607	5.81%
Detached Avg Sold Price	\$471,375	\$447,978	5.22%
Attached Units Sold	329	321	2.49%
Detached Units Sold	439	450	-2.44%

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.

Inventory

	May 2018	May 2017	% Change
Active Listings	1,220	1,224	-0.33%
New Listings	1,157	1,182	-2.12%
New Under Contracts	359	333	7.81%
New Contingents	532	658	-19.15%
New Pendings	891	991	-10.09%
All Pendings	1,193	1,392	-14.30%

Financing (Sold)

Assumption	1
Cash	49
Conventional	363
FHA	178
Other	28
Owner	0
VA	157

Days on Market (Sold)

0	18
1 to 10	69
11 to 20	100
21 to 30	110
31 to 60	313
61 to 90	101
91 to 120	28
121 to 180	19
181 to 360	17
361 to 720	6
721+	0

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	1	0	0	0	0	0	0	7	5	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	5	4	0	3
\$150K to \$199,999	1	0	3	4	0	0	16	4	2	3
\$200K to \$299,999	1	7	17	76	14	12	34	44	61	40
\$300K to \$399,999	1	2	34	82	69	18	30	126	91	63
\$400K to \$499,999	2	0	22	23	120	11	3	207	59	7
\$500K to \$599,999	1	0	7	2	86	2	0	232	7	1
\$600K to \$799,999	0	0	3	2	39	0	0	177	4	1
\$800K to \$999,999	0	0	1	0	11	0	0	41	0	0
\$1M to \$2,499,999	0	0	0	0	6	0	0	27	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	3	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	7	9	87	189	345	43	88	872	229	118
Avg Sold Price	\$314,074	\$276,267	\$376,553	\$317,545	\$498,479	\$358,518	\$272,064			
Prev Year - Avg Sold Price	\$283,900	\$290,400	\$350,267	\$297,560	\$480,024	\$349,931	\$245,166			
Avg Sold % Change	10.63%	-4.87%	7.50%	6.72%	3.84%	2.45%	10.97%			
Prev Year - # of Solds	12	17	93	182	345	47	75			

Active Detail