

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	28	32	-12.50%
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	358
FHA	177
Other	28
Owner	0
VA	155

Days on Market (Sold)

0	50
1 to 10	371
11 to 20	132
21 to 30	54
31 to 60	75
61 to 90	34
91 to 120	16
121 to 180	16
181 to 360	13
361 to 720	7
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