

July 2018

Prince William County, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$302,054,031	\$297,717,657	1.46%
Avg Sold Price	\$386,753	\$378,294	2.24%
Median Sold Price	\$360,000	\$350,000	2.86%
Units Sold	781	787	-0.76%
Avg Days on Market	28	31	-9.68%
Avg List Price for Solds	\$390,017	\$381,359	2.27%
Avg SP to OLP Ratio	98.6%	98.5%	0.15%
Ratio of Avg SP to Avg OLP	98.6%	98.7%	-0.07%
Attached Avg Sold Price	\$305,155	\$292,913	4.18%
Detached Avg Sold Price	\$457,250	\$445,283	2.69%
Attached Units Sold	362	346	4.62%
Detached Units Sold	419	441	-4.99%

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

	Jul 2018	Jul 2017	% Change
Active Listings	1,336	1,351	-1.11%
New Listings	950	922	3.04%
New Under Contracts	322	250	28.80%
New Contingents	438	468	-6.41%
New Pendings	760	718	5.85%
All Pendings	925	1,009	-8.33%

Financing (Sold)

Assumption	0
Cash	50
Conventional	370
FHA	186
Other	34
Owner	1
VA	140

Days on Market (Sold)

0	33
1 to 10	324
11 to 20	105
21 to 30	95
31 to 60	135
61 to 90	49
91 to 120	16
121 to 180	14
181 to 360	7
361 to 720	3
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	0	0	0	0	0	0	0	7	6	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	1	0	2	3	0	2
\$150K to \$199,999	2	1	1	4	0	0	11	1	0	12
\$200K to \$299,999	2	6	26	76	14	14	60	32	87	47
\$300K to \$399,999	4	3	40	93	55	26	29	162	106	68
\$400K to \$499,999	2	1	16	22	115	10	2	235	66	10
\$500K to \$599,999	0	0	6	2	91	0	0	213	14	1
\$600K to \$799,999	0	0	0	0	30	0	0	168	5	1
\$800K to \$999,999	0	0	0	0	8	0	0	52	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0	34	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
<b>Total</b>	<b>11</b>	<b>11</b>	<b>90</b>	<b>197</b>	<b>318</b>	<b>50</b>	<b>104</b>	<b>910</b>	<b>284</b>	<b>141</b>
Avg Sold Price	\$298,627	\$282,545	\$352,985	\$317,323	\$492,246	\$334,832	\$270,230			
Prev Year - Avg Sold Price	\$337,477	\$264,952	\$329,962	\$301,310	\$482,002	\$345,424	\$255,511			
Avg Sold % Change	-11.51%	6.64%	6.98%	5.31%	2.13%	-3.07%	5.76%			
Prev Year - # of Solds	10	21	97	184	334	48	93			

Active Detail