

December 2018

Prince William County, VA

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$158,742,830	\$207,651,625	-23.55%
Avg Sold Price	\$379,768	\$384,540	-1.24%
Median Sold Price	\$350,000	\$350,000	0.00%
Units Sold	418	540	-22.59%
Avg Days on Market	63	62	1.61%
Avg List Price for Solds	\$384,343	\$388,426	-1.05%
Avg SP to OLP Ratio	97.3%	97.3%	0.07%
Ratio of Avg SP to Avg OLP	97.6%	97.4%	0.21%
Attached Avg Sold Price	\$304,840	\$296,622	2.77%
Detached Avg Sold Price	\$443,564	\$449,770	-1.38%
Attached Units Sold	191	230	-16.96%
Detached Units Sold	226	310	-27.10%

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

	Dec 2018	Dec 2017	% Change
Active Listings	808	790	2.28%
New Listings	344	390	-11.79%
New Under Contracts	241	199	21.11%
New Contingents	197	199	-1.01%
New Pendings	438	398	10.05%
All Pendings	617	572	7.87%

Financing (Sold)

Assumption	2
Cash	34
Conventional	191
FHA	91
Other	19
Owner	0
VA	81

Days on Market (Sold)

0	18
1 to 10	31
11 to 20	42
21 to 30	41
31 to 60	111
61 to 90	94
91 to 120	35
121 to 180	28
181 to 360	15
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	5	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	1	0	0	0	5	1	0	4
\$150K to \$199,999	0	1	0	1	0	0	8	0	5	12
\$200K to \$299,999	2	7	12	42	12	5	24	26	56	25
\$300K to \$399,999	0	1	23	45	40	12	23	89	54	31
\$400K to \$499,999	1	0	10	10	52	5	0	108	37	4
\$500K to \$599,999	1	0	6	1	39	1	0	137	15	1
\$600K to \$799,999	0	0	1	0	22	0	0	134	2	0
\$800K to \$999,999	0	0	0	0	2	0	0	31	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	19	1	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>5</b>	<b>9</b>	<b>53</b>	<b>99</b>	<b>168</b>	<b>23</b>	<b>60</b>	<b>555</b>	<b>175</b>	<b>77</b>
Avg Sold Price	\$311,780	\$253,389	\$370,864	\$314,887	\$470,421	\$358,891	\$275,261			
Prev Year - Avg Sold Price	\$299,343	\$240,567	\$369,191	\$308,480	\$474,432	\$324,665	\$263,435			
Avg Sold % Change	4.15%	5.33%	0.45%	2.08%	-0.85%	10.54%	4.49%			
Prev Year - # of Solds	7	6	61	129	242	32	63			

Active 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	5	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	1	0	0	0	5	1	0	4
\$150K to \$199,999	0	1	0	1	0	0	8	0	5	12
\$200K to \$299,999	2	7	12	42	12	5	24	26	56	25
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\$600K to \$799,999	0	0	1	0	22	0	0	134	2	0
\$800K to \$999,999	0	0	0	0	2	0	0	31	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0	19	1	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>5</b>	<b>9</b>	<b>53</b>	<b>99</b>	<b>168</b>	<b>23</b>	<b>60</b>	<b>555</b>	<b>175</b>	<b>77</b>
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