

April 2018

20112, Manassas, VA

Sold Summary

	Apr 2018	Apr 2017	% Change
Sold Dollar Volume	\$20,746,270	\$21,571,549	-3.83%
Avg Sold Price	\$482,471	\$458,969	5.12%
Median Sold Price	\$477,000	\$455,000	4.84%
Units Sold	43	47	-8.51%
Avg Days on Market	29	52	-44.23%
Avg List Price for Solds	\$481,313	\$461,924	4.20%
Avg SP to OLP Ratio	99.7%	98.6%	1.13%
Ratio of Avg SP to Avg OLP	99.7%	98.7%	0.98%
Attached Avg Sold Price	\$399,535	\$340,933	17.19%
Detached Avg Sold Price	\$486,517	\$467,017	4.18%
Attached Units Sold	2	3	-33.33%
Detached Units Sold	41	44	-6.82%

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

	Apr 2018	Apr 2017	% Change
Active Listings	102	101	0.99%
New Listings	93	65	43.08%
New Under Contracts	25	14	78.57%
New Contingents	44	38	15.79%
New Pendings	69	52	32.69%
All Pendings	91	76	19.74%

Financing (Sold)

Assumption	0
Cash	1
Conventional	23
FHA	7
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	1
1 to 10	23
11 to 20	6
21 to 30	2
31 to 60	5
61 to 90	1
91 to 120	2
121 to 180	2
181 to 360	1
361 to 720	0
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	0	0	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	3	1	0
\$300K to \$399,999	0	0	2	1	2	0	0	11	6	0
\$400K to \$499,999	0	0	5	1	13	0	0	23	11	0
\$500K to \$599,999	0	0	0	0	14	0	0	25	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	16	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	8	2	33	0	0	84	18	0
Avg Sold Price	\$0	\$0	\$373,975	\$399,535	\$513,800	\$0	\$0			
Prev Year - Avg Sold Price	\$204,894	\$249,900	\$335,686	\$386,450	\$524,441	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	11.41%	3.39%	-2.03%	0.00%	0.00%			
Prev Year - # of Solds	2	1	10	2	32	0	0			

Active Detail