

May 2018

20112, Manassas, VA

Sold Summary

	May 2018	May 2017	% Change
Sold Dollar Volume	\$22,463,031	\$18,092,800	24.15%
Avg Sold Price	\$458,429	\$452,320	1.35%
Median Sold Price	\$457,000	\$480,000	-4.79%
Units Sold	49	40	22.50%
Avg Days on Market	54	60	-10.00%
Avg List Price for Solds	\$460,481	\$454,796	1.25%
Avg SP to OLP Ratio	98.5%	99.7%	-1.15%
Ratio of Avg SP to Avg OLP	98.6%	98.9%	-0.33%
Attached Avg Sold Price	\$363,706	\$0	0%
Detached Avg Sold Price	\$471,646	\$452,320	4.27%
Attached Units Sold	6	0	0%
Detached Units Sold	43	40	7.50%

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	115	106	8.49%
New Listings	88	72	22.22%
New Under Contracts	20	11	81.82%
New Contingents	37	37	0.00%
New Pendings	57	48	18.75%
All Pendings	93	81	14.81%

Financing (Sold)

Assumption	0
Cash	0
Conventional	26
FHA	9
Other	0
Owner	0
VA	16

Days on Market (Sold)

0	0
1 to 10	5
11 to 20	6
21 to 30	8
31 to 60	21
61 to 90	8
91 to 120	1
121 to 180	1
181 to 360	1
361 to 720	2
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	0	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	1	1	0	1	1	0	0	2	0	0
\$300K to \$399,999	0	0	4	1	4	0	0	8	8	0
\$400K to \$499,999	0	0	3	3	14	0	0	25	8	0
\$500K to \$599,999	0	0	0	0	14	0	0	30	0	0
\$600K to \$799,999	0	0	0	0	2	0	0	27	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	4	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	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	1	1	7	5	35	0	0	99	16	0
Avg Sold Price	\$209,500	\$265,000	\$398,429	\$383,447	\$493,780	\$0	\$0			
Prev Year - Avg Sold Price	\$159,133	\$0	\$307,167	\$0	\$508,787	\$0	\$0			
Avg Sold % Change	31.65%	0.00%	29.71%	0.00%	-2.95%	0.00%	0.00%			
Prev Year - # of Solds	3	0	6	0	31	0	0			

Active Detail