

July 2018

20112, Manassas, VA

Sold Summary

	Jul 2018	Jul 2017	% Change
Sold Dollar Volume	\$23,446,155	\$20,084,171	16.74%
Avg Sold Price	\$468,923	\$427,323	9.74%
Median Sold Price	\$462,495	\$410,000	12.80%
Units Sold	50	47	6.38%
Avg Days on Market	31	36	-13.89%
Avg List Price for Solds	\$472,371	\$430,967	9.61%
Avg SP to OLP Ratio	98.1%	98.4%	-0.33%
Ratio of Avg SP to Avg OLP	98.1%	98.4%	-0.31%
Attached Avg Sold Price	\$411,675	\$323,245	27.36%
Detached Avg Sold Price	\$472,577	\$434,419	8.78%
Attached Units Sold	3	3	0.00%
Detached Units Sold	47	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

	Jul 2018	Jul 2017	% Change
Active Listings	117	121	-3.31%
New Listings	52	71	-26.76%
New Under Contracts	16	14	14.29%
New Contingents	25	34	-26.47%
New Pendings	41	48	-14.58%
All Pendings	60	60	0.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	20
FHA	11
Other	0
Owner	0
VA	15

Days on Market (Sold)

0	1
1 to 10	18
11 to 20	6
21 to 30	6
31 to 60	13
61 to 90	3
91 to 120	2
121 to 180	1
181 to 360	0
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	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	0	0	0	1	0	0	2	0	0
\$300K to \$399,999	0	0	8	2	4	0	0	12	8	0
\$400K to \$499,999	0	0	1	1	12	0	0	19	9	0
\$500K to \$599,999	0	0	0	0	15	0	0	32	0	0
\$600K to \$799,999	0	0	0	0	4	0	0	27	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	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>9</b>	<b>3</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>17</b>	<b>0</b>
Avg Sold Price	\$230,000	\$0	\$371,322	\$411,675	\$503,763	\$0	\$0			
Prev Year - Avg Sold Price	\$269,880	\$0	\$351,945	\$329,868	\$481,113	\$310,000	\$0			
Avg Sold % Change	-14.78%	0.00%	5.51%	24.80%	4.71%	0.00%	0.00%			
Prev Year - # of Solds	3	0	11	2	30	1	0			

Active Detail