

December 2018

20112, Manassas, VA

Sold Summary

	Dec 2018	Dec 2017	% Change
Sold Dollar Volume	\$13,403,878	\$17,638,560	-24.01%
Avg Sold Price	\$432,383	\$464,173	-6.85%
Median Sold Price	\$441,525	\$483,500	-8.68%
Units Sold	31	38	-18.42%
Avg Days on Market	78	77	1.30%
Avg List Price for Solds	\$435,222	\$467,684	-6.94%
Avg SP to OLP Ratio	97.2%	96.2%	1.09%
Ratio of Avg SP to Avg OLP	97.4%	99.4%	-2.05%
Attached Avg Sold Price	\$372,644	\$337,130	10.53%
Detached Avg Sold Price	\$449,807	\$471,231	-4.55%
Attached Units Sold	7	2	250.00%
Detached Units Sold	24	36	-33.33%

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	61	72	-15.28%
New Listings	34	30	13.33%
New Under Contracts	18	17	5.88%
New Contingents	14	19	-26.32%
New Pending	32	36	-11.11%
All Pending	43	43	0.00%

Financing (Sold)

Assumption	0
Cash	4
Conventional	12
FHA	2
Other	2
Owner	0
VA	11

Days on Market (Sold)

0	2
1 to 10	2
11 to 20	6
21 to 30	2
31 to 60	8
61 to 90	3
91 to 120	2
121 to 180	2
181 to 360	3
361 to 720	1
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	1	0	1	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	2	0	1	2	0	0	0	3	0	0
\$300K to \$399,999	0	0	4	0	0	2	0	6	2	0
\$400K to \$499,999	0	0	1	3	4	0	0	6	7	0
\$500K to \$599,999	0	0	0	0	5	0	0	15	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	20	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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	3	0	7	5	14	2	0	52	9	0
Avg Sold Price	\$171,333	\$0	\$323,836	\$383,301	\$572,466	\$346,000	\$0			
Prev Year - Avg Sold Price	\$234,000	\$0	\$416,980	\$434,360	\$496,945	\$0	\$239,900			
Avg Sold % Change	-26.78%	0.00%	-22.34%	-11.75%	15.20%	0.00%	0.00%			
Prev Year - # of Solds	2	0	5	1	29	0	1			

Active Detail