

February 2017

Prince William County, VA

Sold Summary

	Feb 2017	Feb 2016	% Change
Sold Dollar Volume	\$145,409,783	\$132,757,839	9.53%
Avg Sold Price	\$369,060	\$347,534	6.19%
Median Sold Price	\$329,450	\$313,500	5.09%
Units Sold	394	382	3.14%
Avg Days on Market	58	83	-30.12%
Avg List Price for Solds	\$373,752	\$354,019	5.57%
Avg SP to OLP Ratio	97.3%	95.8%	1.55%
Ratio of Avg SP to Avg OLP	98.2%	95.7%	2.60%
Attached Avg Sold Price	\$278,919	\$258,430	7.93%
Detached Avg Sold Price	\$444,108	\$412,446	7.68%
Attached Units Sold	179	161	11.18%
Detached Units Sold	215	221	-2.71%

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

	Feb 2017	Feb 2016	% Change
Active Listings	930	1,111	-16.29%
New Listings	754	698	8.02%
New Under Contracts	205	235	-12.77%
New Contingents	414	427	-3.04%
New Pendings	619	662	-6.50%
All Pendings	941	996	-5.52%

Financing (Sold)

Assumption	0
Cash	30
Conventional	145
FHA	125
Other	20
Owner	2
VA	72

Days on Market (Sold)

0	13
1 to 10	96
11 to 20	46
21 to 30	23
31 to 60	76
61 to 90	56
91 to 120	28
121 to 180	35
181 to 360	19
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	5	2	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	0	1	1	0	5	0	0	9
\$150K to \$199,999	1	1	1	7	0	0	10	3	8	18
\$200K to \$299,999	2	8	17	51	13	9	21	52	72	39
\$300K to \$399,999	3	2	19	33	33	7	12	71	66	56
\$400K to \$499,999	0	0	10	7	56	3	1	122	22	7
\$500K to \$599,999	0	0	1	1	36	0	0	165	12	1
\$600K to \$799,999	0	0	0	0	14	0	0	130	1	1
\$800K to \$999,999	0	0	0	0	5	0	0	39	0	0
\$1M to \$2,499,999	0	0	0	0	3	0	0	25	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	6	11	48	100	161	19	49	615	183	131
Avg Sold Price	\$293,667	\$257,364	\$342,789	\$290,367	\$479,922	\$314,948	\$246,424			
Prev Year - Avg Sold Price	\$290,225	\$270,000	\$311,275	\$264,776	\$442,521	\$305,428	\$229,659			
Avg Sold % Change	1.19%	-4.68%	10.12%	9.67%	8.45%	3.12%	7.30%			
Prev Year - # of Solds	4	4	46	82	171	21	54			

Active Detail