## 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 | 44 | 61 | $-27.87 \%$ |
| 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 | 29 |
| Conventional | 159 |
| FHA | 133 |
| Other | 21 |
| Owner | 2 |
| VA | 80 |

Days on Market (Sold)

| 0 | 13 |
| :--- | :---: |
| 1 to 10 | 113 |
| 11 to 20 | 51 |
| 21 to 30 | 37 |
| 31 to 60 | 90 |
| 61 to 90 | 64 |
| 91 to 120 | 27 |
| 121 to 180 | 16 |
| 181 to 360 | 11 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 |  |  |  |

