## August 2017 <br> Prince William County, VA

## Sold Summary

|  | Aug 2017 | Aug 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 256,032,583$ | $\$ 267,866,521$ | $-4.42 \%$ |
| Avg Sold Price | $\$ 376,519$ | $\$ 363,455$ | $3.59 \%$ |
| Median Sold Price | $\$ 352,000$ | $\$ 339,900$ | $3.56 \%$ |
| Units Sold | 680 | 737 | $-7.73 \%$ |
| Avg Days on Market | 31 | 34 | $-8.82 \%$ |
| Avg List Price for Solds | $\$ 380,358$ | $\$ 366,628$ | $3.74 \%$ |
| Avg SP to OLP Ratio | $97.9 \%$ | $98.0 \%$ | $-0.05 \%$ |
| Ratio of Avg SP to Avg OLP | $97.9 \%$ | $97.9 \%$ | $0.09 \%$ |
| Attached Avg Sold Price | $\$ 290,535$ | $\$ 276,847$ | $4.94 \%$ |
| Detached Avg Sold Price | $\$ 446,869$ | $\$ 433,679$ | $3.04 \%$ |
| Attached Units Sold | 306 | 330 | $-7.27 \%$ |
| Detached Units Sold | 374 | 407 | $-8.11 \%$ |

## 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

|  | Aug 2017 | Aug 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 1,367 | 1,487 | $-8.07 \%$ |
| New Listings | 876 | 873 | $0.34 \%$ |
| New Under Contracts | 278 | 287 | $-3.14 \%$ |
| New Contingents | 382 | 424 | $-9.91 \%$ |
| New Pendings | 660 | 711 | $-7.17 \%$ |
| All Pendings | 897 | 1,005 | $-10.75 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 59 |
| Conventional | 327 |
| FHA | 170 |
| Other | 38 |
| Owner | 1 |
| VA | 114 |

Days on Market (Sold)

| 0 | 23 |
| :--- | :---: |
| 1 to 10 | 225 |
| 11 to 20 | 155 |
| 21 to 30 | 79 |
| 31 to 60 | 133 |
| 61 to 90 | 50 |
| 91 to 120 | 22 |
| 121 to 180 | 11 |
| 181 to 360 | 6 |
| 361 to 720 | 1 |
| $721+$ | 1 |

## 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 | 7 | 4 | 0 |
| \$50K to \$99,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 1 | 0 | 0 | 9 | 0 | 0 | 16 |
| \$150K to \$199,999 | 0 | 1 | 1 | 6 | 1 | 0 | 16 | 5 | 10 | 12 |
| \$200K to \$299,999 | 4 | 9 | 15 | 71 | 11 | 18 | 39 | 38 | 143 | 45 |
| \$300K to \$399,999 | 3 | 0 | 38 | 80 | 56 | 17 | 18 | 155 | 125 | 65 |
| \$400K to \$499,999 | 2 | 1 | 16 | 9 | 120 | 6 | 0 | 227 | 44 | 7 |
| \$500K to \$599,999 | 1 | 0 | 3 | 1 | 63 | 2 | 0 | 207 | 8 | 2 |
| \$600K to \$799,999 | 0 | 0 | 1 | 1 | 33 | 1 | 0 | 164 | 4 | 1 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 42 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 33 | 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 | 11 | 11 | 74 | 169 | 289 | 44 | 82 | 880 | 338 | 148 |
| Avg Sold Price | \$324,818 | \$273,309 | \$364,609 | \$304,123 | \$472,577 | \$338,414 | \$239,150 |  |  |  |
| Prev Year - Avg Sold Price | \$405,000 | \$255,989 | \$365,907 | \$293,102 | \$453,437 | \$300,771 | \$239,471 |  |  |  |
| Avg Sold \% Change | -19.80\% | 6.77\% | -0.35\% | 3.76\% | 4.22\% | 12.52\% | -0.13\% |  |  |  |
| Prev Year - \# of Solds | 7 | 18 | 88 | 181 | 312 | 38 | 93 |  |  |  |

