## October 2017

Prince William County, VA

## Sold Summary

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 201,893,020$ | $\$ 205,584,649$ | $-1.80 \%$ |
| Avg Sold Price | $\$ 359,240$ | $\$ 365,159$ | $-1.62 \%$ |
| Median Sold Price | $\$ 334,500$ | $\$ 330,000$ | $1.36 \%$ |
| Units Sold | 562 | 563 | $-0.18 \%$ |
| Avg Days on Market | 33 | 40 | $-17.50 \%$ |
| Avg List Price for Solds | $\$ 362,761$ | $\$ 369,883$ | $-1.93 \%$ |
| Avg SP to OLP Ratio | $97.8 \%$ | $97.4 \%$ | $0.37 \%$ |
| Ratio of Avg SP to Avg OLP | $98.1 \%$ | $97.1 \%$ | $1.03 \%$ |
| Attached Avg Sold Price | $\$ 289,022$ | $\$ 281,184$ | $2.79 \%$ |
| Detached Avg Sold Price | $\$ 424,633$ | $\$ 434,684$ | $-2.31 \%$ |
| Attached Units Sold | 271 | 255 | $6.27 \%$ |
| Detached Units Sold | 291 | 308 | $-5.52 \%$ |

## 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

|  | Oct 2017 | Oct 2016 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 1,178 | 1,348 | $-12.61 \%$ |
| New Listings | 690 | 708 | $-2.54 \%$ |
| New Under Contracts | 274 | 237 | $15.61 \%$ |
| New Contingents | 356 | 365 | $-2.47 \%$ |
| New Pendings | 630 | 602 | $4.65 \%$ |
| All Pendings | 834 | 882 | $-5.44 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 51 |
| Conventional | 252 |
| FHA | 163 |
| Other | 32 |
| Owner | 0 |
| VA | 94 |

Days on Market (Sold)

| 0 | 19 |
| :--- | :---: |
| 1 to 10 | 168 |
| 11 to 20 | 105 |
| 21 to 30 | 71 |
| 31 to 60 | 140 |
| 61 to 90 | 50 |
| 91 to 120 | 20 |
| 121 to 180 | 15 |
| 181 to 360 | 4 |
| 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 <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 | 6 | 4 | 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 | 6 | 0 | 0 | 7 |
| \$150K to \$199,999 | 3 | 0 | 0 | 6 | 0 | 1 | 10 | 4 | 10 | 12 |
| \$200K to \$299,999 | 2 | 8 | 19 | 71 | 16 | 22 | 28 | 48 | 106 | 35 |
| \$300K to \$399,999 | 6 | 0 | 36 | 71 | 45 | 16 | 16 | 140 | 92 | 53 |
| \$400K to \$499,999 | 1 | 0 | 12 | 11 | 86 | 2 | 2 | 183 | 46 | 8 |
| \$500K to \$599,999 | 0 | 0 | 2 | 1 | 43 | 0 | 0 | 186 | 14 | 1 |
| \$600K to \$799,999 | 0 | 0 | 2 | 0 | 14 | 0 | 0 | 147 | 1 | 1 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 44 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 12 | 8 | 71 | 160 | 208 | 41 | 62 | 787 | 273 | 117 |
| Avg Sold Price | \$301,723 | \$275,238 | \$352,919 | \$301,299 | \$456,203 | \$295,049 | \$255, 131 |  |  |  |
| Prev Year - Avg Sold Price | \$383,250 | \$267,667 | \$337,046 | \$286,796 | \$459,158 | \$297,069 | \$261,721 |  |  |  |
| Avg Sold \% Change | -21.27\% | 2.83\% | 4.71\% | 5.06\% | -0.64\% | -0.68\% | -2.52\% |  |  |  |
| Prev Year - \# of Solds | 6 | 9 | 58 | 138 | 244 | 41 | 67 |  |  |  |

