

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	41	49	-16.33%
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 Pending	630	602	4.65%
All Pending	834	882	-5.44%

Financing (Sold)

Assumption	0
Cash	48
Conventional	239
FHA	152
Other	30
Owner	0
VA	93

Days on Market (Sold)

0	20
1 to 10	155
11 to 20	88
21 to 30	61
31 to 60	115
61 to 90	55
91 to 120	24
121 to 180	31
181 to 360	10
361 to 720	3
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	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
<b>Total</b>	<b>12</b>	<b>8</b>	<b>71</b>	<b>160</b>	<b>208</b>	<b>41</b>	<b>62</b>	<b>787</b>	<b>273</b>	<b>117</b>
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			

Active 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	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
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\$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
<b>Total</b>	<b>12</b>	<b>8</b>	<b>71</b>	<b>160</b>	<b>208</b>	<b>41</b>	<b>62</b>	<b>787</b>	<b>273</b>	<b>117</b>
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