

January 2018

Prince William County, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$126,014,686	\$138,935,725	-9.30%
Avg Sold Price	\$377,289	\$348,210	8.35%
Median Sold Price	\$343,975	\$316,500	8.68%
Units Sold	334	399	-16.29%
Avg Days on Market	50	61	-18.03%
Avg List Price for Solds	\$380,171	\$353,144	7.65%
Avg SP to OLP Ratio	97.9%	97.3%	0.63%
Ratio of Avg SP to Avg OLP	98.2%	97.6%	0.56%
Attached Avg Sold Price	\$296,214	\$263,846	12.27%
Detached Avg Sold Price	\$432,977	\$424,904	1.90%
Attached Units Sold	136	190	-28.42%
Detached Units Sold	198	209	-5.26%

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

	Jan 2018	Jan 2017	% Change
Active Listings	745	882	-15.53%
New Listings	570	629	-9.38%
New Under Contracts	202	201	0.50%
New Contingents	299	364	-17.86%
New Pendings	501	565	-11.33%
All Pendings	679	801	-15.23%

Financing (Sold)

Assumption	0
Cash	35
Conventional	141
FHA	86
Other	15
Owner	0
VA	57

Days on Market (Sold)

0	16
1 to 10	87
11 to 20	47
21 to 30	28
31 to 60	74
61 to 90	25
91 to 120	15
121 to 180	25
181 to 360	14
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	6	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	1	0	0	0	0	0	4	0	0	0
\$150K to \$199,999	1	1	0	3	0	0	5	4	5	13
\$200K to \$299,999	3	7	19	33	13	8	17	23	59	16
\$300K to \$399,999	3	0	10	26	41	6	10	85	52	28
\$400K to \$499,999	0	0	8	8	44	3	1	94	35	5
\$500K to \$599,999	0	0	0	1	29	1	0	120	7	0
\$600K to \$799,999	1	0	1	2	21	0	0	120	6	1
\$800K to \$999,999	0	0	0	0	3	0	0	31	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	24	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	9	8	38	73	151	18	37	511	170	63
Avg Sold Price	\$299,444	\$255,838	\$333,496	\$314,924	\$465,971	\$329,646	\$251,768			
Prev Year - Avg Sold Price	\$360,157	\$249,036	\$340,595	\$275,863	\$446,556	\$317,660	\$226,888			
Avg Sold % Change	-16.86%	2.73%	-2.08%	14.16%	4.35%	3.77%	10.97%			
Prev Year - # of Solds	7	7	37	105	165	19	59			

Active Detail