

April 2018

Prince William County, VA

Sold Summary

	Apr 2018	Apr 2017	% Change
Sold Dollar Volume	\$257,880,485	\$256,341,434	0.60%
Avg Sold Price	\$391,916	\$380,894	2.89%
Median Sold Price	\$367,000	\$355,000	3.38%
Units Sold	658	673	-2.23%
Avg Days on Market	30	40	-25.00%
Avg List Price for Solds	\$394,078	\$383,240	2.83%
Avg SP to OLP Ratio	99.1%	98.8%	0.30%
Ratio of Avg SP to Avg OLP	99.0%	98.5%	0.44%
Attached Avg Sold Price	\$303,842	\$296,436	2.50%
Detached Avg Sold Price	\$460,895	\$446,410	3.24%
Attached Units Sold	289	294	-1.70%
Detached Units Sold	369	379	-2.64%

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

	Apr 2018	Apr 2017	% Change
Active Listings	1,083	1,163	-6.88%
New Listings	1,133	1,108	2.26%
New Under Contracts	327	324	0.93%
New Contingents	547	590	-7.29%
New Pendings	874	914	-4.38%
All Pendings	1,164	1,289	-9.70%

Financing (Sold)

Assumption	0
Cash	49
Conventional	313
FHA	144
Other	21
Owner	0
VA	131

Days on Market (Sold)

0	45
1 to 10	327
11 to 20	85
21 to 30	59
31 to 60	56
61 to 90	22
91 to 120	21
121 to 180	19
181 to 360	23
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	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	7	5	0
\$50K to \$99,999	0	0	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	4	1	0	3
\$150K to \$199,999	1	2	1	8	0	0	15	5	3	7
\$200K to \$299,999	2	10	16	57	7	17	34	36	62	38
\$300K to \$399,999	2	3	22	64	64	12	27	121	67	56
\$400K to \$499,999	5	1	21	21	101	7	2	158	62	7
\$500K to \$599,999	0	0	3	2	86	2	0	198	10	0
\$600K to \$799,999	0	0	1	0	28	1	0	154	4	2
\$800K to \$999,999	0	0	0	0	4	0	0	44	0	0
\$1M to \$2,499,999	0	0	0	0	4	0	0	29	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>10</b>	<b>16</b>	<b>65</b>	<b>152</b>	<b>294</b>	<b>39</b>	<b>82</b>	<b>756</b>	<b>213</b>	<b>113</b>
Avg Sold Price	\$347,808	\$266,352	\$362,911	\$316,304	\$486,404	\$341,711	\$270,046			
Prev Year - Avg Sold Price	\$285,356	\$276,026	\$358,720	\$309,778	\$476,309	\$333,150	\$262,757			
Avg Sold % Change	21.89%	-3.50%	1.17%	2.11%	2.12%	2.57%	2.77%			
Prev Year - # of Solds	7	13	85	162	287	30	89			

Active Detail