## 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 | 25 | 32 | $-21.88 \%$ |
| 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 | 53 |
| Conventional | 319 |
| FHA | 151 |
| Other | 20 |
| Owner | 0 |
| VA | 136 |

Days on Market (Sold)

| 0 | 16 |
| :--- | :---: |
| 1 to 10 | 349 |
| 11 to 20 | 105 |
| 21 to 30 | 64 |
| 31 to 60 | 75 |
| 61 to 90 | 17 |
| 91 to 120 | 19 |
| 121 to 180 | 18 |
| 181 to 360 | 15 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | AII <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 | 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 |
| Total | 10 | 16 | 65 | 152 | 294 | 39 | 82 | 756 | 213 | 113 |
| 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 |  |  |  |

