## July 2018

Prince William County, VA

## Sold Summary

|  | Jul 2018 | Jul 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 302,054,031$ | $\$ 297,717,657$ | $1.46 \%$ |
| Avg Sold Price | $\$ 386,753$ | $\$ 378,294$ | $2.24 \%$ |
| Median Sold Price | $\$ 360,000$ | $\$ 350,000$ | $2.86 \%$ |
| Units Sold | 781 | 787 | $-0.76 \%$ |
| Avg Days on Market | 24 | 23 | $4.35 \%$ |
| Avg List Price for Solds | $\$ 390,017$ | $\$ 381,359$ | $2.27 \%$ |
| Avg SP to OLP Ratio | $98.6 \%$ | $98.5 \%$ | $0.15 \%$ |
| Ratio of Avg SP to Avg OLP | $98.6 \%$ | $98.7 \%$ | $-0.07 \%$ |
| Attached Avg Sold Price | $\$ 305,155$ | $\$ 292,913$ | $4.18 \%$ |
| Detached Avg Sold Price | $\$ 457,250$ | $\$ 445,283$ | $2.69 \%$ |
| Attached Units Sold | 362 | 346 | $4.62 \%$ |
| Detached Units Sold | 419 | 441 | $-4.99 \%$ |

## 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

|  | Jul 2018 | Jul 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 1,336 | 1,351 | $-1.11 \%$ |
| New Listings | 950 | 922 | $3.04 \%$ |
| New Under Contracts | 322 | 250 | $28.80 \%$ |
| New Contingents | 438 | 468 | $-6.41 \%$ |
| New Pendings | 760 | 718 | $5.85 \%$ |
| All Pendings | 925 | 1,009 | $-8.33 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 50 |
| Conventional | 380 |
| FHA | 192 |
| Other | 34 |
| Owner | 1 |
| VA | 146 |

Days on Market (Sold)

| 0 | 22 |
| :--- | :---: |
| 1 to 10 | 325 |
| 11 to 20 | 143 |
| 21 to 30 | 101 |
| 31 to 60 | 140 |
| 61 to 90 | 44 |
| 91 to 120 | 14 |
| 121 to 180 | 7 |
| 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 | 7 | 6 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 1 | 0 | 0 | 0 | 1 | 0 | 2 | 3 | 0 | 2 |
| \$150K to \$199,999 | 2 | 1 | 1 | 4 | 0 | 0 | 11 | 1 | 0 | 12 |
| \$200K to \$299,999 | 2 | 6 | 26 | 76 | 14 | 14 | 60 | 32 | 87 | 47 |
| \$300K to \$399,999 | 4 | 3 | 40 | 93 | 55 | 26 | 29 | 162 | 106 | 68 |
| \$400K to \$499,999 | 2 | 1 | 16 | 22 | 115 | 10 | 2 | 235 | 66 | 10 |
| \$500K to \$599,999 | 0 | 0 | 6 | 2 | 91 | 0 | 0 | 213 | 14 | 1 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 168 | 5 | 1 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 52 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 34 | 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 | 11 | 11 | 90 | 197 | 318 | 50 | 104 | 910 | 284 | 141 |
| Avg Sold Price | \$298,627 | \$282,545 | \$352,985 | \$317,323 | \$492,246 | \$334,832 | \$270,230 |  |  |  |
| Prev Year - Avg Sold Price | \$337,477 | \$264,952 | \$329,962 | \$301,310 | \$482,002 | \$345,424 | \$255,511 |  |  |  |
| Avg Sold \% Change | -11.51\% | 6.64\% | 6.98\% | 5.31\% | 2.13\% | -3.07\% | 5.76\% |  |  |  |
| Prev Year - \# of Solds | 10 | 21 | 97 | 184 | 334 | 48 | 93 |  |  |  |

