

August 2018
Prince William County, VA

Sold Summary

	Aug 2018	Aug 2017	% Change
Sold Dollar Volume	\$283,478,561	\$256,032,583	10.72%
Avg Sold Price	\$391,545	\$376,519	3.99%
Median Sold Price	\$360,000	\$352,000	2.27%
Units Sold	724	680	6.47%
Avg Days on Market	25	31	-19.35%
Avg List Price for Solds	\$393,563	\$380,358	3.47%
Avg SP to OLP Ratio	98.4%	97.9%	0.51%
Ratio of Avg SP to Avg OLP	98.8%	97.9%	0.87%
Attached Avg Sold Price	\$300,440	\$290,535	3.41%
Detached Avg Sold Price	\$454,193	\$446,869	1.64%
Attached Units Sold	295	306	-3.59%
Detached Units Sold	429	374	14.71%

- 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

	Aug 2018	Aug 2017	% Change
Active Listings	1,396	1,367	2.12%
New Listings	936	876	6.85%
New Under Contracts	293	278	5.40%
New Contingents	336	382	-12.04%
New Pendings	629	660	-4.70%
All Pendings	733	897	-18.28%

Financing (Sold)

Assumption	0
Cash	45
Conventional	349
FHA	183
Other	29
Owner	1
VA	133

Days on Market (Sold)

0	15
1 to 10	258
11 to 20	179
21 to 30	87
31 to 60	129
61 to 90	45
91 to 120	18
121 to 180	5
181 to 360	6
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	8
\$150K to \$199,999	0	0	0	2	1	0	13
\$200K to \$299,999	2	6	28	76	12	8	31
\$300K to \$399,999	2	11	34	85	78	14	19
\$400K to \$499,999	0	0	15	14	116	5	2
\$500K to \$599,999	0	0	6	0	86	1	0
\$600K to \$799,999	0	0	2	0	40	0	0
\$800K to \$999,999	0	0	0	0	6	0	0
\$1M to \$2,499,999	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	4	17	85	177	340	28	73
Avg Sold Price	\$326,200	\$308,156	\$358,722	\$310,899	\$479,567	\$341,311	\$257,606
Prev Year - Avg Sold Price	\$324,818	\$273,309	\$364,609	\$304,123	\$472,577	\$338,414	\$239,150
Avg Sold % Change	0.43%	12.75%	-1.61%	2.23%	1.48%	0.86%	7.72%
Prev Year - # of Solds	11	11	74	169	289	44	82

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
7	5	0
0	0	0
2	0	0
1	2	17
33	106	42
212	129	71
218	67	8
214	15	0
166	2	1
45	0	0
30	0	0
2	0	0
0	0	0
930	326	139