

November 2018
Prince William County, VA

Sold Summary

	Nov 2018	Nov 2017	% Change
Sold Dollar Volume	\$164,570,703	\$183,599,835	-10.36%
Avg Sold Price	\$386,316	\$370,161	4.36%
Median Sold Price	\$351,250	\$344,000	2.11%
Units Sold	426	496	-14.11%
Avg Days on Market	36	35	2.86%
Avg List Price for Solds	\$389,901	\$373,373	4.43%
Avg SP to OLP Ratio	97.5%	97.5%	0.02%
Ratio of Avg SP to Avg OLP	98.5%	97.9%	0.54%
Attached Avg Sold Price	\$307,485	\$284,896	7.93%
Detached Avg Sold Price	\$452,862	\$439,244	3.10%
Attached Units Sold	195	222	-12.16%
Detached Units Sold	231	274	-15.69%

- 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

	Nov 2018	Nov 2017	% Change
Active Listings	1,081	964	12.14%
New Listings	543	512	6.05%
New Under Contracts	268	217	23.50%
New Contingents	233	326	-28.53%
New Pendings	501	543	-7.73%
All Pendings	698	793	-11.98%

Financing (Sold)

Assumption	1
Cash	29
Conventional	209
FHA	96
Other	21
Owner	0
VA	70

Days on Market (Sold)

0	22
1 to 10	99
11 to 20	95
21 to 30	70
31 to 60	121
61 to 90	56
91 to 120	21
121 to 180	17
181 to 360	5
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	2	0	2	0	0	0	3
\$150K to \$199,999	1	0	0	1	0	1	12
\$200K to \$299,999	2	7	7	31	9	12	18
\$300K to \$399,999	2	5	13	49	53	17	19
\$400K to \$499,999	2	0	6	12	54	2	1
\$500K to \$599,999	0	1	1	2	45	2	0
\$600K to \$799,999	0	0	3	0	26	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	2	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	9	13	32	95	190	34	53
Avg Sold Price	\$278,878	\$297,300	\$373,008	\$326,609	\$474,552	\$324,464	\$264,812
Prev Year - Avg Sold Price	\$333,214	\$251,766	\$371,895	\$300,092	\$463,234	\$317,586	\$240,147
Avg Sold % Change	-16.31%	18.09%	0.30%	8.84%	2.44%	2.17%	10.27%
Prev Year - # of Solds	7	8	62	128	205	28	58

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
8	5	1
0	0	0
1	0	6
5	3	15
36	79	41
124	84	41
165	45	4
175	13	2
162	2	0
35	0	0
25	1	0
2	0	0
0	0	0
738	232	110