## January 2019

Prince William County, VA

## Sold Summary

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 136,339,711$ | $\$ 126,014,686$ | $8.19 \%$ |
| Avg Sold Price | $\$ 394,045$ | $\$ 377,289$ | $4.44 \%$ |
| Median Sold Price | $\$ 370,000$ | $\$ 343,975$ | $7.57 \%$ |
| Units Sold | 347 | 334 | $3.89 \%$ |
| Avg Days on Market | 49 | 42 | $16.67 \%$ |
| Avg List Price for Solds | $\$ 395,541$ | $\$ 380,171$ | $4.04 \%$ |
| Avg SP to OLP Ratio | $97.5 \%$ | $97.9 \%$ | $-0.33 \%$ |
| Ratio of Avg SP to Avg OLP | $98.6 \%$ | $98.2 \%$ | $0.45 \%$ |
| Attached Avg Sold Price | $\$ 308,604$ | $\$ 296,214$ | $4.18 \%$ |
| Detached Avg Sold Price | $\$ 460,989$ | $\$ 432,977$ | $6.47 \%$ |
| Attached Units Sold | 152 | 136 | $11.76 \%$ |
| Detached Units Sold | 195 | 198 | $-1.52 \%$ |
|  |  |  |  |

## 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

|  | Jan 2019 | Jan 2018 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 691 | 745 | $-7.25 \%$ |
| New Listings | 557 | 570 | $-2.28 \%$ |
| New Under Contracts | 304 | 202 | $50.50 \%$ |
| New Contingents | 231 | 299 | $-22.74 \%$ |
| New Pendings | 535 | 501 | $6.79 \%$ |
| All Pendings | 697 | 679 | $2.65 \%$ |

## Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 30 |
| Conventional | 157 |
| FHA | 84 |
| Other | 12 |
| Owner | 0 |
| VA | 62 |

Days on Market (Sold)

| 0 | 4 |
| :--- | :---: |
| 1 to 10 | 69 |
| 11 to 20 | 52 |
| 21 to 30 | 41 |
| 31 to 60 | 90 |
| 61 to 90 | 66 |
| 91 to 120 | 36 |
| 121 to 180 | 18 |
| 181 to 360 | 9 |
| 361 to 720 | 3 |
| $721+$ | 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 | 5 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 1 | 0 | 0 | 0 | 2 | 1 | 0 | 7 |
| \$150K to \$199,999 | 2 | 0 | 0 | 1 | 0 | 0 | 6 | 2 | 0 | 7 |
| \$200K to \$299,999 | 1 | 2 | 11 | 26 | 3 | 9 | 20 | 17 | 43 | 17 |
| \$300K to \$399,999 | 0 | 1 | 18 | 48 | 31 | 12 | 11 | 77 | 47 | 25 |
| \$400K to \$499,999 | 0 | 0 | 6 | 11 | 50 | 2 | 0 | 83 | 42 | 5 |
| \$500K to \$599,999 | 0 | 0 | 3 | 0 | 47 | 0 | 1 | 113 | 12 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 122 | 2 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 33 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 21 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 3 | 3 | 40 | 86 | 152 | 23 | 40 | 478 | 151 | 61 |
| Avg Sold Price | \$182,667 | \$266,667 | \$355,709 | \$322,975 | \$493,495 | \$327,335 | \$270,080 |  |  |  |
| Prev Year - Avg Sold Price | \$299,444 | \$255,838 | \$333,496 | \$314,924 | \$465,971 | \$329,646 | \$251,768 |  |  |  |
| Avg Sold \% Change | -39.00\% | 4.23\% | 6.66\% | 2.56\% | 5.91\% | -0.70\% | 7.27\% |  |  |  |
| Prev Year - \# of Solds | 9 | 8 | 38 | 73 | 151 | 18 | 37 |  |  |  |

