## February 2020

## Prince William County, VA

## Sold Summary

|  | Feb 2020 | Feb 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 185,070,542$ | $\$ 143,104,973$ | $29.33 \%$ |
| Avg Sold Price | $\$ 416,793$ | $\$ 390,997$ | $6.60 \%$ |
| Median Sold Price | $\$ 384,000$ | $\$ 370,000$ | $3.78 \%$ |
| Units Sold | 443 | 368 | $20.38 \%$ |
| Avg Days on Market | 32 | 44 | $-27.27 \%$ |
| Avg List Price for Solds | $\$ 417,766$ | $\$ 392,772$ | $6.36 \%$ |
| Avg SP to OLP Ratio | $99.1 \%$ | $98.4 \%$ | $0.80 \%$ |
| Ratio of Avg SP to Avg OLP | $98.5 \%$ | $97.8 \%$ | $0.66 \%$ |
| Attached Avg Sold Price | $\$ 326,737$ | $\$ 309,951$ | $5.42 \%$ |
| Detached Avg Sold Price | $\$ 502,486$ | $\$ 451,203$ | $11.37 \%$ |
| Attached Units Sold | 216 | 158 | $36.71 \%$ |
| Detached Units Sold | 227 | 210 | $8.10 \%$ |
|  |  |  |  |

## 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

|  | Feb 2020 | Feb 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 496 | 713 | $-30.43 \%$ |
| New Listings | 719 | 689 | $4.35 \%$ |
| New Under Contracts | 0 | 367 | $0 \%$ |
| New Contingents | 0 | 222 | $0 \%$ |
| New Pendings | 625 | 589 | $6.11 \%$ |
| All Pendings | 761 | 822 | $-7.42 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 27 |
| Conventional | 234 |
| FHA | 81 |
| Other | 3 |
| Owner | 0 |
| VA | 83 |

Days on Market (Sold)

| 0 | 8 |
| :--- | :---: |
| 1 to 10 | 201 |
| 11 to 20 | 52 |
| 21 to 30 | 32 |
| 31 to 60 | 51 |
| 61 to 90 | 40 |
| 91 to 120 | 23 |
| 121 to 180 | 18 |
| 181 to 360 | 17 |
| 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 | 1 | 0 | 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 | 1 | 0 | 0 | 0 |
| \$150K to \$199,999 | 1 | 0 | 0 | 0 | 0 | 0 | 5 | 2 | 0 | 1 |
| \$200K to \$299,999 | 2 | 2 | 4 | 36 | 3 | 7 | 26 | 10 | 22 | 22 |
| \$300K to \$399,999 | 1 | 8 | 21 | 56 | 27 | 11 | 29 | 33 | 37 | 21 |
| \$400K to \$499,999 | 2 | 1 | 14 | 26 | 45 | 2 | 3 | 58 | 34 | 6 |
| \$500K to \$599,999 | 2 | 0 | 3 | 2 | 57 | 1 | 0 | 99 | 19 | 0 |
| \$600K to \$799,999 | 1 | 0 | 0 | 0 | 32 | 0 | 0 | 87 | 4 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 25 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 15 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 9 | 11 | 43 | 120 | 175 | 21 | 64 | 330 | 116 | 50 |
| Avg Sold Price | \$407,877 | \$320,272 | \$371,105 | \$345,695 | \$539,633 | \$338,819 | \$288,339 |  |  |  |
| Prev Year - Avg Sold Price | \$382,500 | \$307,800 | \$374,977 | \$326,874 | \$474,215 | \$358,653 | \$256,465 |  |  |  |
| Avg Sold \% Change | 6.63\% | 4.05\% | -1.03\% | 5.76\% | 13.80\% | -5.53\% | 12.43\% |  |  |  |
| Prev Year - \# of Solds | 4 | 8 | 45 | 90 | 161 | 17 | 43 |  |  |  |

