## April 2020

## Prince William County, VA

## Sold Summary

|  | Apr 2020 | Apr 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 254,880,486$ | $\$ 269,117,725$ | $-5.29 \%$ |
| Avg Sold Price | $\$ 441,901$ | $\$ 408,994$ | $8.05 \%$ |
| Median Sold Price | $\$ 410,000$ | $\$ 381,000$ | $7.61 \%$ |
| Units Sold | 579 | 659 | $-12.14 \%$ |
| Avg Days on Market | 14 | 23 | $-39.13 \%$ |
| Avg List Price for Solds | $\$ 440,969$ | $\$ 410,639$ | $7.39 \%$ |
| Avg SP to OLP Ratio | $100.0 \%$ | $99.1 \%$ | $0.93 \%$ |
| Ratio of Avg SP to Avg OLP | $99.9 \%$ | $98.7 \%$ | $1.31 \%$ |
| Attached Avg Sold Price | $\$ 338,717$ | $\$ 315,266$ | $7.44 \%$ |
| Detached Avg Sold Price | $\$ 511,587$ | $\$ 484,232$ | $5.65 \%$ |
| Attached Units Sold | 233 | 294 | $-20.75 \%$ |
| Detached Units Sold | 346 | 365 | $-5.21 \%$ |

## 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

|  | Apr 2020 | Apr 2019 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 652 | 927 | $-29.67 \%$ |
| New Listings | 743 | 1,118 | $-33.54 \%$ |
| New Under Contracts | 0 | 627 | $0 \%$ |
| New Contingents | 0 | 293 | $0 \%$ |
| New Pendings | 612 | 920 | $-33.48 \%$ |
| All Pendings | 849 | 1,165 | $-27.12 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 18 |
| Conventional | 320 |
| FHA | 84 |
| Other | 7 |
| Owner | 0 |
| VA | 138 |

Days on Market (Sold)

| 0 | 15 |
| :--- | :---: |
| 1 to 10 | 392 |
| 11 to 20 | 72 |
| 21 to 30 | 31 |
| 31 to 60 | 33 |
| 61 to 90 | 10 |
| 91 to 120 | 9 |
| 121 to 180 | 7 |
| 181 to 360 | 7 |
| 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 | 1 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 2 |
| \$150K to \$199,999 | 2 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 4 |
| \$200K to \$299,999 | 1 | 2 | 11 | 29 | 2 | 6 | 32 | 12 | 37 | 18 |
| \$300K to \$399,999 | 2 | 4 | 25 | 71 | 41 | 13 | 28 | 77 | 46 | 33 |
| \$400K to \$499,999 | 1 | 2 | 24 | 27 | 66 | 5 | 6 | 76 | 37 | 9 |
| \$500K to \$599,999 | 1 | 1 | 6 | 4 | 80 | 1 | 0 | 114 | 19 | 0 |
| \$600K to \$799,999 | 0 | 0 | 1 | 0 | 68 | 1 | 0 | 107 | 5 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 33 | 1 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 17 | 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 | 8 | 9 | 67 | 131 | 271 | 26 | 67 | 438 | 148 | 66 |
| Avg Sold Price | \$295,725 | \$364,337 | \$394,309 | \$349,854 | \$547,085 | \$368,492 | \$301,944 |  |  |  |
| Prev Year - Avg Sold Price | \$343,550 | \$320,780 | \$385,934 | \$330,595 | \$513,015 | \$359,028 | \$270,445 |  |  |  |
| Avg Sold \% Change | -13.92\% | 13.58\% | 2.17\% | 5.83\% | 6.64\% | 2.64\% | 11.65\% |  |  |  |
| Prev Year - \# of Solds | 11 | 10 | 68 | 155 | 286 | 38 | 91 |  |  |  |

