## March 2021

Prince William County, VA

## Sold Summary

|  | Mar 2021 | Mar 2020 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 307,342,274$ | $\$ 252,873,970$ | $21.54 \%$ |
| Avg Sold Price | $\$ 486,639$ | $\$ 432,656$ | $12.48 \%$ |
| Median Sold Price | $\$ 445,000$ | $\$ 408,250$ | $9.00 \%$ |
| Units Sold | 652 | 589 | $10.70 \%$ |
| Avg Days on Market | 6 | 22 | $-72.73 \%$ |
| Avg List Price for Solds | $\$ 472,107$ | $\$ 431,401$ | $9.44 \%$ |
| Avg SP to OLP Ratio | $103.6 \%$ | $100.0 \%$ | $3.65 \%$ |
| Ratio of Avg SP to Avg OLP | $103.6 \%$ | $99.8 \%$ | $3.77 \%$ |
| Attached Avg Sold Price | $\$ 372,125$ | $\$ 336,551$ | $10.57 \%$ |
| Detached Avg Sold Price | $\$ 591,387$ | $\$ 508,022$ | $16.41 \%$ |
| Attached Units Sold | 311 | 258 | $20.54 \%$ |
| Detached Units Sold | 341 | 331 | $3.02 \%$ |

## 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

|  | Mar 2021 | Mar 2020 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 223 | 592 | $-62.33 \%$ |
| New Listings | 935 | 972 | $-3.81 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 861 | 762 | $12.99 \%$ |
| All Pendings | 913 | 883 | $3.40 \%$ |

Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 49 |
| Conventional | 399 |
| FHA | 94 |
| Other | 2 |
| Owner | 0 |
| VA | 104 |

Days on Market (Sold)

| 0 | 62 |
| :--- | :---: |
| 1 to 10 | 515 |
| 11 to 20 | 31 |
| 21 to 30 | 14 |
| 31 to 60 | 19 |
| 61 to 90 | 5 |
| 91 to 120 | 4 |
| 121 to 180 | 1 |
| 181 to 360 | 1 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

|  | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
| Price Ranges | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 3 |
| \$200K to \$299,999 | 0 | 3 | 3 | 30 | 1 | 1 | 21 | 1 | 2 | 7 |
| \$300K to \$399,999 | 3 | 15 | 21 | 63 | 19 | 16 | 46 | 11 | 23 | 10 |
| \$400K to \$499,999 | 0 | 2 | 19 | 50 | 41 | 11 | 17 | 27 | 8 | 7 |
| \$500K to \$599,999 | 0 | 0 | 5 | 17 | 72 | 6 | 1 | 26 | 6 | 1 |
| \$600K to \$799,999 | 0 | 0 | 6 | 2 | 111 | 2 | 0 | 39 | 9 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 30 | 0 | 0 | 23 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 18 | 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 | 3 | 20 | 57 | 162 | 281 | 36 | 93 | 147 | 48 | 28 |
| Avg Sold Price | \$376,633 | \$337,500 | \$439,508 | \$390,249 | \$623,947 | \$429,649 | \$325,731 |  |  |  |
| Prev Year - Avg Sold Price | \$359,699 | \$294,750 | \$395,533 | \$351,744 | \$539,116 | \$357,021 | \$302,342 |  |  |  |
| Avg Sold \% Change | 4.71\% | 14.50\% | 11.12\% | 10.95\% | 15.74\% | 20.34\% | 7.74\% |  |  |  |
| Prev Year - \# of Solds | 5 | 8 | 65 | 150 | 261 | 27 | 73 |  |  |  |

