

February 2023  
Prince William County, VA

Sold Summary

|                            | Feb 2023      | Feb 2022      | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume         | \$173,880,681 | \$216,327,318 | -19.62%  |
| Avg Sold Price             | \$538,009     | \$517,790     | 3.90%    |
| Median Sold Price          | \$505,000     | \$460,000     | 9.78%    |
| Units Sold                 | 323           | 430           | -24.88%  |
| Avg Days on Market         | 33            | 12            | 175.00%  |
| Avg List Price for Solds   | \$539,940     | \$504,259     | 7.08%    |
| Avg SP to OLP Ratio        | 98.6%         | 102.4%        | -3.72%   |
| Ratio of Avg SP to Avg OLP | 98.3%         | 102.5%        | -4.10%   |
| Attached Avg Sold Price    | \$448,242     | \$396,688     | 13.00%   |
| Detached Avg Sold Price    | \$610,223     | \$634,139     | -3.77%   |
| Attached Units Sold        | 144           | 211           | -31.75%  |
| Detached Units Sold        | 179           | 218           | -17.89%  |

- 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 2023 | Feb 2022 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 333      | 174      | 91.38%   |
| New Listings        | 362      | 620      | -41.61%  |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 377      | 548      | -31.20%  |
| All Pendings        | 501      | 723      | -30.71%  |

Financing (Sold)

|              |     |
|--------------|-----|
| Assumption   | 1   |
| Cash         | 30  |
| Conventional | 185 |
| FHA          | 47  |
| Other        | 2   |
| Owner        | 0   |
| VA           | 57  |

Days on Market (Sold)

|            |     |
|------------|-----|
| 0          | 6   |
| 1 to 10    | 129 |
| 11 to 20   | 30  |
| 21 to 30   | 16  |
| 31 to 60   | 49  |
| 61 to 90   | 35  |
| 91 to 120  | 29  |
| 121 to 180 | 17  |
| 181 to 360 | 8   |
| 361 to 720 | 2   |
| 721+       | 2   |

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        | 0            | 0           | 0         | 0           | 0            | 0           | 0          |
| \$150K to \$199,999        | 0            | 0           | 0         | 0           | 0            | 0           | 3          |
| \$200K to \$299,999        | 0            | 0           | 1         | 3           | 0            | 0           | 4          |
| \$300K to \$399,999        | 0            | 2           | 10        | 16          | 6            | 4           | 16         |
| \$400K to \$499,999        | 1            | 4           | 10        | 28          | 26           | 12          | 10         |
| \$500K to \$599,999        | 4            | 0           | 10        | 20          | 22           | 9           | 1          |
| \$600K to \$799,999        | 0            | 0           | 9         | 3           | 59           | 8           | 0          |
| \$800K to \$999,999        | 0            | 0           | 1         | 0           | 15           | 1           | 0          |
| \$1M to \$2,499,999        | 0            | 0           | 1         | 0           | 4            | 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                      | 5            | 6           | 42        | 70          | 132          | 34          | 34         |
| Avg Sold Price             | \$521,500    | \$404,831   | \$513,575 | \$454,875   | \$644,336    | \$529,790   | \$360,701  |
| Prev Year - Avg Sold Price | \$601,893    | \$364,687   | \$553,354 | \$418,665   | \$665,095    | \$477,785   | \$333,386  |
| Avg Sold % Change          | -13.36%      | 11.01%      | -7.19%    | 8.65%       | -3.12%       | 10.88%      | 8.19%      |
| Prev Year - # of Solds     | 6            | 8           | 57        | 115         | 155          | 23          | 65         |

Active Detail

| Active Listings |             |            |
|-----------------|-------------|------------|
| Residential     |             | Condo/Coop |
| Detached        | Attached/TH | Attached   |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 2               | 0           | 2          |
| 10              | 25          | 10         |
| 16              | 8           | 22         |
| 28              | 23          | 4          |
| 75              | 18          | 0          |
| 40              | 1           | 1          |
| 45              | 0           | 0          |
| 2               | 0           | 0          |
| 1               | 0           | 0          |
| 219             | 75          | 39         |