## April 2023

## Prince William County, VA

## Sold Summary

|  | Apr 2023 | Apr 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 247,020,021$ | $\$ 375,624,386$ | $-34.24 \%$ |
| Avg Sold Price | $\$ 568,213$ | $\$ 566,189$ | $0.36 \%$ |
| Median Sold Price | $\$ 520,000$ | $\$ 525,000$ | $-0.95 \%$ |
| Units Sold | 439 | 692 | $-36.56 \%$ |
| Avg Days on Market | 14 | 7 | $100.00 \%$ |
| Avg List Price for Solds | $\$ 562,687$ | $\$ 542,809$ | $3.66 \%$ |
| Avg SP to OLP Ratio | $101.2 \%$ | $104.6 \%$ | $-3.23 \%$ |
| Ratio of Avg SP to Avg OLP | $100.7 \%$ | $104.5 \%$ | $-3.65 \%$ |
| Attached Avg Sold Price | $\$ 441,550$ | $\$ 428,488$ | $3.05 \%$ |
| Detached Avg Sold Price | $\$ 664,863$ | $\$ 669,726$ | $-0.73 \%$ |
| Attached Units Sold | 190 | 297 | $-36.03 \%$ |
| Detached Units Sold | 249 | 395 | $-36.96 \%$ |

## 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 2023 | Apr 2022 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 365 | 347 | $5.19 \%$ |
| New Listings | 522 | 944 | $-44.70 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 546 | 778 | $-29.82 \%$ |
| All Pendings | 622 | 873 | $-28.75 \%$ |

Financing (Sold)

| Assumption | 1 |
| :--- | :---: |
| Cash | 45 |
| Conventional | 255 |
| FHA | 58 |
| Other | 2 |
| Owner | 0 |
| VA | 77 |

Days on Market (Sold)

| 0 | 13 |
| :--- | :---: |
| 1 to 10 | 306 |
| 11 to 20 | 45 |
| 21 to 30 | 12 |
| 31 to 60 | 31 |
| 61 to 90 | 7 |
| 91 to 120 | 5 |
| 121 to 180 | 8 |
| 181 to 360 | 11 |
| 361 to 720 | 0 |
| $721+$ | 1 |

## 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 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 0 | 1 |
| \$200K to \$299,999 | 0 | 0 | 1 | 2 | 0 | 0 | 10 | 3 | 1 | 3 |
| \$300K to \$399,999 | 0 | 1 | 8 | 23 | 3 | 2 | 19 | 9 | 6 | 5 |
| \$400K to \$499,999 | 3 | 4 | 23 | 39 | 25 | 7 | 29 | 19 | 20 | 29 |
| \$500K to \$599,999 | 1 | 1 | 11 | 26 | 28 | 9 | 6 | 29 | 20 | 3 |
| \$600K to \$799,999 | 2 | 0 | 10 | 7 | 83 | 2 | 0 | 88 | 21 | 1 |
| \$800K to \$999,999 | 1 | 0 | 0 | 1 | 36 | 0 | 0 | 54 | 1 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 47 | 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 | 1 | 0 | 0 |
| Total | 7 | 6 | 53 | 98 | 189 | 20 | 66 | 253 | 69 | 43 |
| Avg Sold Price | \$580,851 | \$432,166 | \$491,864 | \$463,450 | \$716,488 | \$513,524 | \$388,075 |  |  |  |
| Prev Year - Avg Sold Price | \$590,368 | \$381,492 | \$540,938 | \$451,884 | \$703,810 | \$496,843 | \$363,909 |  |  |  |
| Avg Sold \% Change | -1.61\% | 13.28\% | -9.07\% | 2.56\% | 1.80\% | 3.36\% | 6.64\% |  |  |  |
| Prev Year - \# of Solds | 11 | 13 | 75 | 158 | 309 | 38 | 88 |  |  |  |

