

# February 2017

20112, Manassas, VA

#### **Sold Summary**

	Feb 2017	Feb 2016	% Change	
Sold Dollar Volume	\$11,091,130	\$13,259,315	-16.35%	
Avg Sold Price	\$426,582	\$441,977	-3.48%	
Median Sold Price	\$434,500	\$452,500	-3.98%	
Units Sold	26	30	-13.33%	
Avg Days on Market	37	76	-51.32%	
Avg List Price for Solds	\$433,544	\$449,959	-3.65%	
Avg SP to OLP Ratio	97.5%	93.9%	3.84%	
Ratio of Avg SP to Avg OLP	97.1%	93.8%	3.48%	
Attached Avg Sold Price	\$0	\$356,990	0%	
Detached Avg Sold Price	\$426,582	\$444,908	-4.12%	
Attached Units Sold	0	1	0%	
Detached Units Sold	26	29	-10.34%	

#### 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 2017	Feb 2016	% Change	
Active Listings	96	93	3.23%	
New Listings	56	37	51.35%	
New Under Contracts	10	11	-9.09%	
New Contingents	23	28	-17.86%	
New Pendings	33	39	-15.38%	
All Pendings	60	56	7.14%	

#### Financing (Sold)

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Assumption	0
Cash	2
Conventional	13
FHA	6
Other	3
Owner	1
VA	7

### Days on Market (Sold)

0	3
1 to 10	8
11 to 20	2
21 to 30	3
31 to 60	9
61 to 90	5
91 to 120	1
121 to 180	1
181 to 360	0
361 to 720	0
721+	0

#### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR 4	4 or I	4 or More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$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	1	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	1	0	1	0	0	0	0	2	0	0
\$300K to \$399,999	0	0	5	0	1	0	0	8	13	0
\$400K to \$499,999	0	0	1	0	10	0	0	12	7	0
\$500K to \$599,999	0	0	0	0	5	0	0	29	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	21	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	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	2	0	7	0	17	0	0	76	20	0
Avg Sold Price	\$215,000	\$0	\$350,257	\$0	\$482,902	\$0	\$0			,
Prev Year - Avg Sold Price	\$245,000	\$0	\$383,667	\$356,990	\$460,253	\$0	\$0			
Avg Sold % Change	-12.24%	0.00%	-8.71%	0.00%	4.92%	0.00%	0.00%			

25

0

0



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Prev Year - # of Solds