## 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)

| 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 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## 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 | 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\% |  |  |  |
| Prev Year - \# of Solds | 1 | 0 | 3 | 1 | 25 | 0 | 0 |  |  |  |

