

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	74	109	-32.11%
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 Pending	33	39	-15.38%
All Pending	60	56	7.14%

Financing (Sold)

Assumption	0
Cash	1
Conventional	10
FHA	5
Other	3
Owner	1
VA	6

Days on Market (Sold)

0	1
1 to 10	4
11 to 20	2
21 to 30	1
31 to 60	7
61 to 90	4
91 to 120	1
121 to 180	3
181 to 360	3
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	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
<b>Total</b>	<b>2</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>76</b>	<b>20</b>	<b>0</b>
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			

Active Detail