

April 2017

20112, Manassas, VA

Sold Summary

_					
	Apr 2017	Apr 2016	% Change		
Sold Dollar Volume	\$21,571,549	\$21,850,726	-1.28%		
Avg Sold Price	\$458,969	\$437,015	5.02%		
Median Sold Price	\$455,000	\$430,000	5.81%		
Units Sold	47	50	-6.00%		
Avg Days on Market	41	56	-26.79%		
Avg List Price for Solds	\$461,924	\$443,378	4.18%		
Avg SP to OLP Ratio	98.6%	96.3%	2.42%		
Ratio of Avg SP to Avg OLP	98.7%	97.2%	1.49%		
Attached Avg Sold Price	\$340,933	\$364,587	-6.49%		
Detached Avg Sold Price	\$467,017	\$445,062	4.93%		
Attached Units Sold	3	5	-40.00%		
Detached Units Sold	44	45	-2.22%		

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 2017	Apr 2016	% Change	
Active Listings	101	122	-17.21%	
New Listings	65	100	-35.00%	
New Under Contracts	14	23	-39.13%	
New Contingents	38	38	0.00%	
New Pendings	52	61	-14.75%	
All Pendings	76	92	-17.39%	

Financing (Sold)

<u> </u>	
Assumption	0
Cash	5
Conventional	20
FHA	9
Other	1
Owner	0
VA	12

Days on Market (Sold)

0	2
1 to 10	19
11 to 20	7
21 to 30	4
31 to 60	9
61 to 90	1
91 to 120	0
121 to 180	2
181 to 360	3
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			js –	
	2 or	Less BR	3 BR		4 or More BR		AII	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	1	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	1	3	0	0	0	0	1	1	0
\$300K to \$399,999	0	0	5	1	4	0	0	3	13	0
\$400K to \$499,999	0	0	2	1	9	0	0	17	2	0
\$500K to \$599,999	0	0	0	0	13	0	0	31	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	28	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	2	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	1	10	2	32	0	0	85	16	0
Avg Sold Price	\$204,894	\$249,900	\$335,686	\$386,450	\$524,441	\$0	\$0			
Prev Year - Avg Sold Price	\$128,317	\$0	\$375,413	\$368,458	\$486,141	\$358,782	\$0			

7.88%

35

0.00%

0.00%

0



59.68%

0.00%

0

-10.58%

4.88%

3

Avg Sold % Change

Prev Year - # of Solds