# May 2017 20112, Manassas, VA

## **Sold Summary**

	May 2017	May 2016	% Change		
Sold Dollar Volume	\$18,092,800	\$22,974,351	-21.25%		
Avg Sold Price	\$452,320	\$433,478	4.35%		
Median Sold Price	\$480,000	\$430,000	11.63%		
Units Sold	40	53	-24.53%		
Avg Days on Market	33	30	10.00%		
Avg List Price for Solds	\$454,796	\$435,506	4.43%		
Avg SP to OLP Ratio	99.7%	98.3%	1.40%		
Ratio of Avg SP to Avg OLP	98.9%	98.7%	0.23%		
Attached Avg Sold Price	\$0	\$347,151	0%		
Detached Avg Sold Price	\$452,320	\$436,864	3.54%		
Attached Units Sold	0	2	0%		
Detached Units Sold	40	51	-21.57%		

#### 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

	May 2017	May 2016	% Change		
Active Listings	106	140	-24.29%		
New Listings	72	82	-12.20%		
New Under Contracts	11	12	-8.33%		
New Contingents	37	40	-7.50%		
New Pendings	48	52	-7.69%		
All Pendings	81	81	0.00%		

### Financing (Sold)

Assumption	0
Cash	4
Conventional	16
FHA	6
Other	1
Owner	0
VA	13

## **Days on Market (Sold)**

0	0
1 to 10	14
11 to 20	8
21 to 30	5
31 to 60	9
61 to 90	2
91 to 120	0
121 to 180	1
181 to 360	1
361 to 720	0
721+	0

## **Active Detail**

### **Sold Detail**

					Residential			Active Listings		
	2 or	Less BR	3	BR	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	1	0	0	0	0	0	0	0
\$100K to \$149,999	1	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	2	0	0	0	0	0	1	0
\$300K to \$399,999	0	0	2	0	6	0	0	5	7	0
\$400K to \$499,999	0	0	1	0	7	0	0	29	2	0
\$500K to \$599,999	0	0	0	0	11	0	0	30	0	0
\$600K to \$799,999	0	0	0	0	7	0	0	27	0	0
\$800K to \$999,999	0	0	0	0	0	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	3	0	6	0	31	0	0	96	10	0
Avg Sold Price	\$159,133	\$0	\$307,167	\$0	\$508,787	\$0	\$0			
Prev Year - Avg Sold Price	\$222,000	\$0	\$374,540	\$347,151	\$463,863	\$0	\$0			
Avg Sold % Change	-28.32%	0.00%	-17.99%	0.00%	9.68%	0.00%	0.00%			
Prev Year - # of Solds	2	0	10	2	39	0	0			