## May 2017 <br> 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 |

## Sold Detail

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | All <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | 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 | 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 |  |  |  |

