

July 2017

20112, Manassas, VA

Sold Summary

	Jul 2017	Jul 2016	% Change
Sold Dollar Volume	\$20,084,171	\$19,825,650	1.30%
Avg Sold Price	\$427,323	\$461,062	-7.32%
Median Sold Price	\$410,000	\$461,300	-11.12%
Units Sold	47	43	9.30%
Avg Days on Market	36	46	-21.74%
Avg List Price for Solds	\$430,967	\$466,293	-7.58%
Avg SP to OLP Ratio	98.4%	97.3%	1.15%
Ratio of Avg SP to Avg OLP	98.4%	97.1%	1.31%
Attached Avg Sold Price	\$323,245	\$0	0%
Detached Avg Sold Price	\$434,419	\$461,062	-5.78%
Attached Units Sold	3	0	0%
Detached Units Sold	44	43	2.33%

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

	Jul 2017	Jul 2016	% Change
Active Listings	121	134	-9.70%
New Listings	71	44	61.36%
New Under Contracts	14	15	-6.67%
New Contingents	34	24	41.67%
New Pending	48	39	23.08%
All Pending	60	57	5.26%

Financing (Sold)

Assumption	0
Cash	1
Conventional	23
FHA	11
Other	0
Owner	0
VA	12

Days on Market (Sold)

0	2
1 to 10	25
11 to 20	3
21 to 30	3
31 to 60	4
61 to 90	4
91 to 120	2
121 to 180	3
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	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	0	0	0	0	0	0	0	1	0	0
\$200K to \$299,999	2	0	2	1	0	0	0	2	3	0
\$300K to \$399,999	1	0	7	0	5	1	0	13	6	0
\$400K to \$499,999	0	0	2	1	12	0	0	32	5	0
\$500K to \$599,999	0	0	0	0	12	0	0	28	0	0
\$600K to \$799,999	0	0	0	0	1	0	0	26	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	3	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	11	2	30	1	0	107	14	0
Avg Sold Price	\$269,880	\$0	\$351,945	\$329,868	\$481,113	\$310,000	\$0			
Prev Year - Avg Sold Price	\$275,000	\$0	\$374,780	\$0	\$477,750	\$0	\$0			
Avg Sold % Change	-1.86%	0.00%	-6.09%	0.00%	0.70%	0.00%	0.00%			
Prev Year - # of Solds	1	0	5	0	37	0	0			

Active Detail