

October 2017

20112, Manassas, VA

Sold Summary

	Oct 2017	Oct 2016	% Change
Sold Dollar Volume	\$11,859,677	\$13,507,078	-12.20%
Avg Sold Price	\$423,560	\$450,236	-5.92%
Median Sold Price	\$435,300	\$466,000	-6.59%
Units Sold	28	30	-6.67%
Avg Days on Market	50	74	-32.43%
Avg List Price for Solds	\$435,703	\$454,120	-4.06%
Avg SP to OLP Ratio	97.5%	96.4%	1.10%
Ratio of Avg SP to Avg OLP	103.4%	96.4%	7.35%
Attached Avg Sold Price	\$274,300	\$394,990	-30.56%
Detached Avg Sold Price	\$441,471	\$452,141	-2.36%
Attached Units Sold	3	1	200.00%
Detached Units Sold	25	29	-13.79%

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

	Oct 2017	Oct 2016	% Change
Active Listings	125	124	0.81%
New Listings	55	41	34.15%
New Under Contracts	19	13	46.15%
New Contingents	23	22	4.55%
New Pending	42	35	20.00%
All Pending	51	54	-5.56%

Financing (Sold)

Assumption	0
Cash	6
Conventional	12
FHA	7
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	3
1 to 10	7
11 to 20	7
21 to 30	0
31 to 60	4
61 to 90	2
91 to 120	2
121 to 180	2
181 to 360	0
361 to 720	1
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	1	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	2	0	0
\$200K to \$299,999	1	0	0	2	0	0	0	1	0	0
\$300K to \$399,999	0	0	5	1	2	0	0	12	9	0
\$400K to \$499,999	0	0	2	0	9	0	0	27	9	0
\$500K to \$599,999	0	0	0	0	5	0	0	34	0	0
\$600K to \$799,999	0	0	0	0	1	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	1	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>1</b>	<b>0</b>	<b>7</b>	<b>3</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>18</b>	<b>0</b>
Avg Sold Price	\$250,000	\$0	\$375,000	\$274,300	\$480,105	\$0	\$0			
Prev Year - Avg Sold Price	\$142,500	\$0	\$316,465	\$394,990	\$495,098	\$0	\$0			
Avg Sold % Change	75.44%	0.00%	18.50%	-30.56%	-3.03%	0.00%	0.00%			
Prev Year - # of Solds	1	0	5	1	23	0	0			

Active 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	1	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	2	0	0
\$200K to \$299,999	1	0	0	2	0	0	0	1	0	0
\$300K to \$399,999	0	0	5	1	2	0	0	12	9	0
\$400K to \$499,999	0	0	2	0	9	0	0	27	9	0
\$500K to \$599,999	0	0	0	0	5	0	0	34	0	0
\$600K to \$799,999	0	0	0	0	1	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	1	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>1</b>	<b>0</b>	<b>7</b>	<b>3</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>18</b>	<b>0</b>
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Prev Year - # of Solds	1	0	5	1	23	0	0			