

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	27	44	-38.64%	
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 Pendings	42	35	20.00%	
All Pendings	51	54	-5.56%	

Financing (Sold)

Assumption	0
Cash	6
Conventional	15
FHA	7
Other	0
Owner	0
VA	3

Days on Market (Sold)

0	4
1 to 10	8
11 to 20	9
21 to 30	2
31 to 60	4
61 to 90	1
91 to 120	1
121 to 180	2
181 to 360	0
361 to 720	0
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop Active Listings			gs	
	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	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
Total	1	0	7	3	17	0	0	107	18	0
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%			

23

0

0



0

Prev Year - # of Solds