## 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 | 2 |
| 121 to 180 | 0 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ |  |

## Sold Detail



