

January 2018

20112, Manassas, VA

Sold Summary

	Jan 2018	Jan 2017	% Change
Sold Dollar Volume	\$11,359,900	\$10,441,490	8.80%
Avg Sold Price	\$493,909	\$453,978	8.80%
Median Sold Price	\$480,000	\$450,000	6.67%
Units Sold	23	23	0.00%
Avg Days on Market	100	81	23.46%
Avg List Price for Solds	\$515,273	\$459,855	12.05%
Avg SP to OLP Ratio	94.1%	96.9%	-2.91%
Ratio of Avg SP to Avg OLP	96.4%	96.7%	-0.23%
Attached Avg Sold Price	\$300,000	\$420,990	-28.74%
Detached Avg Sold Price	\$502,723	\$455,477	10.37%
Attached Units Sold	1	1	0.00%
Detached Units Sold	22	22	0.00%

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

	Jan 2018	Jan 2017	% Change
Active Listings	61	88	-30.68%
New Listings	32	65	-50.77%
New Under Contracts	11	15	-26.67%
New Contingents	17	27	-37.04%
New Pendings	28	42	-33.33%
All Pendings	45	55	-18.18%

Financing (Sold)

Assumption	0
Cash	3
Conventional	12
FHA	2
Other	1
Owner	0
VA	6

Days on Market (Sold)

0	0
1 to 10	2
11 to 20	3
21 to 30	4
31 to 60	4
61 to 90	2
91 to 120	1
121 to 180	2
181 to 360	6
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	1	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	1	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	0	0	1	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	2	1	0	3	9	0
\$400K to \$499,999	0	0	0	0	7	0	0	9	6	0
\$500K to \$599,999	0	0	0	0	2	0	0	17	0	0
\$600K to \$799,999	0	0	0	0	8	0	0	15	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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	2	0	0	0	20	1	0	46	15	0
Avg Sold Price	\$205,000	\$0	\$0	\$0	\$532,495	\$300,000	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$367,500	\$420,990	\$464,275	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	0.00%	0.00%	14.69%	0.00%	0.00%			
Prev Year - # of Solds	0	0	2	1	20	0	0			

Active Detail