## April 2018

## 20112, Manassas, VA

## Sold Summary

|  | Apr 2018 | Apr 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 20,746,270$ | $\$ 21,571,549$ | $-3.83 \%$ |
| Avg Sold Price | $\$ 482,471$ | $\$ 458,969$ | $5.12 \%$ |
| Median Sold Price | $\$ 477,000$ | $\$ 455,000$ | $4.84 \%$ |
| Units Sold | 43 | 47 | $-8.51 \%$ |
| Avg Days on Market | 27 | 41 | $-34.15 \%$ |
| Avg List Price for Solds | $\$ 481,313$ | $\$ 461,924$ | $4.20 \%$ |
| Avg SP to OLP Ratio | $99.7 \%$ | $98.6 \%$ | $1.13 \%$ |
| Ratio of Avg SP to Avg OLP | $99.7 \%$ | $98.7 \%$ | $0.98 \%$ |
| Attached Avg Sold Price | $\$ 399,535$ | $\$ 340,933$ | $17.19 \%$ |
| Detached Avg Sold Price | $\$ 486,517$ | $\$ 467,017$ | $4.18 \%$ |
| Attached Units Sold | 2 | 3 | $-33.33 \%$ |
| Detached Units Sold | 41 | 44 | $-6.82 \%$ |

## 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

|  | Apr 2018 | Apr 2017 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 102 | 101 | $0.99 \%$ |
| New Listings | 93 | 65 | $43.08 \%$ |
| New Under Contracts | 25 | 14 | $78.57 \%$ |
| New Contingents | 44 | 38 | $15.79 \%$ |
| New Pendings | 69 | 52 | $32.69 \%$ |
| All Pendings | 91 | 76 | $19.74 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 1 |
| Conventional | 24 |
| FHA | 7 |
| Other | 0 |
| Owner | 0 |
| VA | 13 |

Days on Market (Sold)

| 0 | 0 |
| :--- | :--- |
| 1 to 10 | 24 |
| 11 to 20 | 8 |
| 21 to 30 | 2 |
| 31 to 60 | 5 |
| 61 to 90 | 0 |
| 91 to 120 | 3 |
| 121 to 180 | 3 |
| 181 to 360 | 0 |
| 361 to 720 | 0 |
| $721+$ | 0 |

## Sold Detail

|  | Residential |  |  |  |  |  | Condo/Coop | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  | AII <br> Attached | Residential |  | Condo/Coop <br> Attached |
| Price Ranges | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$50,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$100K to \$149,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| \$150K to \$199,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$200K to \$299,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 0 |
| \$300K to \$399,999 | 0 | 0 | 2 | 1 | 2 | 0 | 0 | 11 | 6 | 0 |
| \$400K to \$499,999 | 0 | 0 | 5 | 1 | 13 | 0 | 0 | 23 | 11 | 0 |
| \$500K to \$599,999 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 25 | 0 | 0 |
| \$600K to \$799,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 16 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 4 | 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 | 0 | 0 | 8 | 2 | 33 | 0 | 0 | 84 | 18 | 0 |
| Avg Sold Price | \$0 | \$0 | \$373,975 | \$399,535 | \$513,800 | \$0 | \$0 |  |  |  |
| Prev Year - Avg Sold Price | \$204,894 | \$249,900 | \$335,686 | \$386,450 | \$524,441 | \$0 | \$0 |  |  |  |
| Avg Sold \% Change | 0.00\% | 0.00\% | 11.41\% | 3.39\% | -2.03\% | 0.00\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 2 | 1 | 10 | 2 | 32 | 0 | 0 |  |  |  |

