

August 2018
20112, Manassas, VA

Sold Summary

	Aug 2018	Aug 2017	% Change
Sold Dollar Volume	\$21,502,058	\$17,219,658	24.87%
Avg Sold Price	\$488,683	\$465,396	5.00%
Median Sold Price	\$488,225	\$455,000	7.30%
Units Sold	44	37	18.92%
Avg Days on Market	46	57	-19.30%
Avg List Price for Solds	\$489,337	\$469,480	4.23%
Avg SP to OLP Ratio	98.4%	98.4%	0.04%
Ratio of Avg SP to Avg OLP	98.3%	98.8%	-0.46%
Attached Avg Sold Price	\$409,171	\$328,151	24.69%
Detached Avg Sold Price	\$496,634	\$473,239	4.94%
Attached Units Sold	4	2	100.00%
Detached Units Sold	40	35	14.29%

- 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

	Aug 2018	Aug 2017	% Change
Active Listings	126	112	12.50%
New Listings	57	48	18.75%
New Under Contracts	13	15	-13.33%
New Contingents	14	23	-39.13%
New Pendings	27	38	-28.95%
All Pendings	39	55	-29.09%

Financing (Sold)

Assumption	0
Cash	2
Conventional	15
FHA	10
Other	1
Owner	0
VA	16

Days on Market (Sold)

0	3
1 to 10	10
11 to 20	5
21 to 30	6
31 to 60	11
61 to 90	5
91 to 120	2
121 to 180	0
181 to 360	3
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop
	2 or Less BR		3 BR		4 or More BR		All
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	0	1	0	0	0
\$300K to \$399,999	0	0	3	0	8	0	0
\$400K to \$499,999	0	0	1	2	7	1	0
\$500K to \$599,999	0	0	2	0	9	0	0
\$600K to \$799,999	0	0	1	0	8	0	0
\$800K to \$999,999	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0
Total	1	0	7	3	32	1	0
Avg Sold Price	\$239,900	\$0	\$471,023	\$391,945	\$510,260	\$460,846	\$0
Prev Year - Avg Sold Price	\$96,000	\$0	\$421,949	\$328,151	\$503,529	\$0	\$0
Avg Sold % Change	149.90%	0.00%	11.63%	19.44%	1.34%	0.00%	0.00%
Prev Year - # of Solds	1	0	8	2	26	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
1	0	0
0	0	0
2	0	0
14	5	0
23	10	0
32	0	0
31	0	0
6	0	0
2	0	0
0	0	0
0	0	0
111	15	0