

November 2018
20112, Manassas, VA

Sold Summary

	Nov 2018	Nov 2017	% Change
Sold Dollar Volume	\$12,276,202	\$15,164,000	-19.04%
Avg Sold Price	\$438,436	\$473,875	-7.48%
Median Sold Price	\$440,694	\$487,000	-9.51%
Units Sold	28	32	-12.50%
Avg Days on Market	44	71	-38.03%
Avg List Price for Solds	\$440,627	\$480,969	-8.39%
Avg SP to OLP Ratio	96.3%	95.5%	0.74%
Ratio of Avg SP to Avg OLP	100.8%	96.4%	4.58%
Attached Avg Sold Price	\$379,144	\$0	0%
Detached Avg Sold Price	\$448,318	\$473,875	-5.39%
Attached Units Sold	4	0	0%
Detached Units Sold	24	32	-25.00%

- 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

	Nov 2018	Nov 2017	% Change
Active Listings	78	106	-26.42%
New Listings	24	46	-47.83%
New Under Contracts	20	14	42.86%
New Contingents	16	20	-20.00%
New Pendings	36	34	5.88%
All Pendings	51	48	6.25%

Financing (Sold)

Assumption	0
Cash	5
Conventional	13
FHA	4
Other	2
Owner	0
VA	4

Days on Market (Sold)

0	3
1 to 10	5
11 to 20	6
21 to 30	5
31 to 60	10
61 to 90	2
91 to 120	2
121 to 180	4
181 to 360	0
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	1	0	1	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	1	0	0	0	0
\$300K to \$399,999	0	1	1	1	4	0	0
\$400K to \$499,999	0	0	0	1	6	1	0
\$500K to \$599,999	0	0	0	0	7	0	0
\$600K to \$799,999	0	0	0	0	3	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	1	3	2	20	1	0
Avg Sold Price	\$144,000	\$335,000	\$239,500	\$365,293	\$494,856	\$450,990	\$0
Prev Year - Avg Sold Price	\$120,000	\$0	\$356,429	\$0	\$522,875	\$0	\$0
Avg Sold % Change	20.00%	0.00%	-32.81%	0.00%	-5.36%	0.00%	0.00%
Prev Year - # of Solds	1	0	7	0	24	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
1	0	0
2	0	0
1	1	0
8	2	0
16	5	0
21	0	0
19	0	0
1	0	0
0	0	0
0	0	0
0	0	0
70	8	0