

January 2019
20112, Manassas, VA

Sold Summary

	Jan 2019	Jan 2018	% Change
Sold Dollar Volume	\$10,380,189	\$11,359,900	-8.62%
Avg Sold Price	\$432,508	\$493,909	-12.43%
Median Sold Price	\$442,500	\$480,000	-7.81%
Units Sold	24	23	4.35%
Avg Days on Market	63	86	-26.74%
Avg List Price for Solds	\$433,675	\$515,273	-15.84%
Avg SP to OLP Ratio	97.4%	94.1%	3.50%
Ratio of Avg SP to Avg OLP	97.2%	96.4%	0.78%
Attached Avg Sold Price	\$0	\$300,000	0%
Detached Avg Sold Price	\$432,508	\$502,723	-13.97%
Attached Units Sold	0	1	0%
Detached Units Sold	24	22	9.09%

- 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 2019	Jan 2018	% Change
Active Listings	57	61	-6.56%
New Listings	35	32	9.38%
New Under Contracts	20	11	81.82%
New Contingents	13	17	-23.53%
New Pendings	33	28	17.86%
All Pendings	47	45	4.44%

Financing (Sold)

Assumption	0
Cash	1
Conventional	9
FHA	4
Other	1
Owner	0
VA	9

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	2
21 to 30	4
31 to 60	7
61 to 90	4
91 to 120	3
121 to 180	1
181 to 360	0
361 to 720	1
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	1	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	1	0	0
\$300K to \$399,999	0	0	4	0	3	0	0
\$400K to \$499,999	0	0	0	0	9	0	0
\$500K to \$599,999	0	0	0	0	6	0	0
\$600K to \$799,999	0	0	0	0	0	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	4	0	19	0	0
Avg Sold Price	\$160,000	\$0	\$362,698	\$0	\$461,547	\$0	\$0
Prev Year - Avg Sold Price	\$205,000	\$0	\$0	\$0	\$532,495	\$300,000	\$0
Avg Sold % Change	-21.95%	0.00%	0.00%	0.00%	-13.32%	0.00%	0.00%
Prev Year - # of Solds	2	0	0	0	20	1	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
1	0	0
0	0	0
1	0	0
5	3	0
5	6	0
11	0	0
24	0	0
1	0	0
0	0	0
0	0	0
0	0	0
48	9	0