

March 2019
20112, Manassas, VA

Sold Summary

	Mar 2019	Mar 2018	% Change
Sold Dollar Volume	\$15,217,491	\$18,296,651	-16.83%
Avg Sold Price	\$563,611	\$494,504	13.98%
Median Sold Price	\$472,000	\$465,000	1.51%
Units Sold	28	37	-24.32%
Avg Days on Market	40	32	25.00%
Avg List Price for Solds	\$562,825	\$498,422	12.92%
Avg SP to OLP Ratio	97.2%	98.6%	-1.44%
Ratio of Avg SP to Avg OLP	94.6%	98.6%	-4.05%
Attached Avg Sold Price	\$414,237	\$394,565	4.99%
Detached Avg Sold Price	\$582,283	\$506,618	14.94%
Attached Units Sold	3	4	-25.00%
Detached Units Sold	25	33	-24.24%

- 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

	Mar 2019	Mar 2018	% Change
Active Listings	52	92	-43.48%
New Listings	65	98	-33.67%
New Under Contracts	40	22	81.82%
New Contingents	11	36	-69.44%
New Pendings	51	58	-12.07%
All Pendings	67	69	-2.90%

Financing (Sold)

Assumption	0
Cash	2
Conventional	10
FHA	4
Other	1
Owner	0
VA	11

Days on Market (Sold)

0	3
1 to 10	11
11 to 20	3
21 to 30	2
31 to 60	3
61 to 90	2
91 to 120	5
121 to 180	1
181 to 360	2
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	1	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	1	2	0	0
\$400K to \$499,999	0	0	2	2	6	0	0
\$500K to \$599,999	0	0	0	0	5	0	0
\$600K to \$799,999	0	0	0	0	6	0	0
\$800K to \$999,999	0	0	0	0	1	0	0
\$1M to \$2,499,999	0	0	0	0	1	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	2	3	22	0	0
Avg Sold Price	\$175,000	\$0	\$432,500	\$414,237	\$615,942	\$0	\$0
Prev Year - Avg Sold Price	\$315,000	\$0	\$399,000	\$388,836	\$533,644	\$411,753	\$0
Avg Sold % Change	-44.44%	0.00%	8.40%	6.53%	15.42%	0.00%	0.00%
Prev Year - # of Solds	1	0	5	3	27	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
2	0	0
6	2	0
6	2	0
12	0	0
18	0	0
2	0	0
1	0	0
0	0	0
0	0	0
48	4	0