

May 2019
20112, Manassas, VA

Sold Summary

	May 2019	May 2018	% Change
Sold Dollar Volume	\$22,724,824	\$22,463,031	1.17%
Avg Sold Price	\$516,473	\$458,429	12.66%
Median Sold Price	\$517,500	\$457,000	13.24%
Units Sold	44	49	-10.20%
Avg Days on Market	18	21	-14.29%
Avg List Price for Solds	\$518,865	\$460,481	12.68%
Avg SP to OLP Ratio	99.5%	98.5%	1.03%
Ratio of Avg SP to Avg OLP	99.1%	98.6%	0.57%
Attached Avg Sold Price	\$397,500	\$363,706	9.29%
Detached Avg Sold Price	\$522,139	\$471,646	10.71%
Attached Units Sold	2	6	-66.67%
Detached Units Sold	42	43	-2.33%

- 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

	May 2019	May 2018	% Change
Active Listings	81	115	-29.57%
New Listings	80	88	-9.09%
New Under Contracts	37	20	85.00%
New Contingents	16	37	-56.76%
New Pendings	53	57	-7.02%
All Pendings	74	93	-20.43%

Financing (Sold)

Assumption	0
Cash	2
Conventional	24
FHA	6
Other	1
Owner	0
VA	11

Days on Market (Sold)

0	2
1 to 10	23
11 to 20	10
21 to 30	3
31 to 60	4
61 to 90	1
91 to 120	3
121 to 180	2
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	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	2	2	0	0
\$400K to \$499,999	0	0	2	0	13	0	0
\$500K to \$599,999	0	0	0	0	15	0	0
\$600K to \$799,999	0	0	1	0	9	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	0	0	3	2	39	0	0
Avg Sold Price	\$0	\$0	\$488,892	\$397,500	\$524,696	\$0	\$0
Prev Year - Avg Sold Price	\$209,500	\$265,000	\$398,429	\$383,447	\$493,780	\$0	\$0
Avg Sold % Change	0.00%	0.00%	22.70%	3.66%	6.26%	0.00%	0.00%
Prev Year - # of Solds	1	1	7	5	35	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
3	0	0
8	2	0
8	5	0
28	0	0
24	0	0
1	0	0
2	0	0
0	0	0
0	0	0
74	7	0