

July 2019
20112, Manassas, VA

Sold Summary

	Jul 2019	Jul 2018	% Change
Sold Dollar Volume	\$21,129,430	\$23,446,155	-9.88%
Avg Sold Price	\$480,214	\$468,923	2.41%
Median Sold Price	\$498,000	\$462,495	7.68%
Units Sold	44	50	-12.00%
Avg Days on Market	30	29	3.45%
Avg List Price for Solds	\$480,099	\$472,371	1.64%
Avg SP to OLP Ratio	98.9%	98.1%	0.83%
Ratio of Avg SP to Avg OLP	98.8%	98.1%	0.81%
Attached Avg Sold Price	\$410,413	\$411,675	-0.31%
Detached Avg Sold Price	\$491,236	\$472,577	3.95%
Attached Units Sold	6	3	100.00%
Detached Units Sold	38	47	-19.15%

- 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

	Jul 2019	Jul 2018	% Change
Active Listings	84	117	-28.21%
New Listings	57	52	9.62%
New Under Contracts	39	16	143.75%
New Contingents	7	25	-72.00%
New Pendings	46	41	12.20%
All Pendings	54	60	-10.00%

Financing (Sold)

Assumption	0
Cash	3
Conventional	24
FHA	7
Other	0
Owner	0
VA	10

Days on Market (Sold)

0	1
1 to 10	15
11 to 20	8
21 to 30	5
31 to 60	7
61 to 90	9
91 to 120	0
121 to 180	1
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	1	0	0	0	0	0	0
\$300K to \$399,999	0	1	4	2	3	0	0
\$400K to \$499,999	0	0	2	3	6	0	0
\$500K to \$599,999	0	0	0	0	15	0	0
\$600K to \$799,999	0	0	0	0	7	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	6	5	31	0	0
Avg Sold Price	\$250,000	\$398,990	\$370,825	\$412,698	\$522,323	\$0	\$0
Prev Year - Avg Sold Price	\$230,000	\$0	\$371,322	\$411,675	\$503,763	\$0	\$0
Avg Sold % Change	8.70%	0.00%	-0.13%	0.25%	3.68%	0.00%	0.00%
Prev Year - # of Solds	1	0	9	3	37	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
1	0	0
0	0	0
9	1	0
9	7	0
21	0	0
31	0	0
2	0	0
2	0	0
0	0	0
0	0	0
76	8	0