September 2019

20112, Manassas, VA

Sold Summary

	Sep 2019	Sep 2018	% Change	
Sold Dollar Volume	\$21,242,090	\$11,628,045	82.68%	
Avg Sold Price	\$505,764	\$484,502	4.39%	
Median Sold Price	\$480,000	\$492,000	-2.44%	
Units Sold	42	24	75.00%	
Avg Days on Market	36	70	-48.57%	
Avg List Price for Solds	\$511,283	\$489,608	4.43%	
Avg SP to OLP Ratio	98.0%	95.7%	2.41%	
Ratio of Avg SP to Avg OLP	97.8%	95.6%	2.27%	
Attached Avg Sold Price	\$435,993	\$0	0%	
Detached Avg Sold Price	\$513,108	\$484,502	5.90%	
Attached Units Sold	4	0	0%	
Detached Units Sold	38	24	58.33%	

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

	Sep 2019	Sep 2018	% Change
Active Listings	69	118	-41.53%
New Listings	47	57	-17.54%
New Under Contracts	23	18	27.78%
New Contingents	14	21	-33.33%
New Pendings	37	39	-5.13%
All Pendings	42	47	-10.64%

Financing (Sold)

5()	
Assumption	0
Cash	3
Conventional	20
FHA	7
Other	2
Owner	0
VA	10

Days on Market (Sold)

0	2
1 to 10	8
11 to 20	8
21 to 30	5
31 to 60	10
61 to 90	7
91 to 120	0
121 to 180	2
181 to 360	0
361 to 720	0
721+	0

Active Detail

Sold Detail

			Residential			Condo/Coop	Active Listings		gs	
	2 or	Less BR	3	BR	4 or l	More BR	All	Res	idential	Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	1	0	0	0	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	1	0	0	0	0	1	0	0
\$300K to \$399,999	2	0	4	0	3	0	0	12	1	0
\$400K to \$499,999	0	0	3	4	4	0	0	12	6	0
\$500K to \$599,999	0	0	0	0	12	0	0	16	0	0
\$600K to \$799,999	0	0	0	0	7	0	0	17	0	0
\$800K to \$999,999	0	0	0	0	2	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	1	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	8	4	28	0	0	62	7	0
Avg Sold Price	\$339,500	\$0	\$392,000	\$435,993	\$560,111	\$0	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$397,000	\$0	\$507,529	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-1.26%	0.00%	10.36%	0.00%	0.00%			
Prev Year - # of Solds	0	0	5	0	19	0	0			