

# December 2019

20112, Manassas, VA

# **Sold Summary**

	Dec 2019	Dec 2018	% Change		
Sold Dollar Volume	\$15,489,524	\$13,403,878	15.56%		
Avg Sold Price	\$496,831	\$432,383	14.91%		
Median Sold Price	\$473,500	\$441,525	7.24%		
Units Sold	31	31	0.00%		
Avg Days on Market	18	58	-68.97%		
Avg List Price for Solds	\$499,662	\$435,222	14.81%		
Avg SP to OLP Ratio	98.4%	97.2%	1.25%		
Ratio of Avg SP to Avg OLP	98.5%	97.4%	1.12%		
Attached Avg Sold Price	\$424,998	\$372,644	14.05%		
Detached Avg Sold Price	\$510,645	\$449,807	13.53%		
Attached Units Sold	5	7	-28.57%		
Detached Units Sold	26	24	8.33%		

### 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**

	Dec 2019	Dec 2018	% Change	
Active Listings	45	61	-26.23%	
New Listings	21	34	-38.24%	
New Under Contracts	0	18	0%	
New Contingents	0	14	0%	
New Pendings	28	32	-12.50%	
All Pendings	31	43	-27.91%	

# Financing (Sold)

Assumption	0
Cash	0
Conventional	20
FHA	4
Other	2
Owner	0
VA	5

0

# Days on Market (Sold)

0	2		
1 to 10	8		
11 to 20	8		
21 to 30	3		
31 to 60	6		
61 to 90			
91 to 120	0		
121 to 180	1		
181 to 360	0		
361 to 720	0		
721+	0		

### **Sold Detail Active Detail**

	Residential					Condo/Coop Active Listings			gs	
	2 or	Less BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	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	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	1	0	0
\$300K to \$399,999	1	0	1	0	0	0	0	7	2	0
\$400K to \$499,999	0	0	3	4	10	1	0	4	8	0
\$500K to \$599,999	0	0	1	0	4	0	0	13	0	0
\$600K to \$799,999	0	0	0	0	5	0	0	8	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	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	1	0	5	4	20	1	0	35	10	0
Avg Sold Price	\$340,000	\$0	\$427,380	\$427,497	\$539,994	\$415,000	\$0			
Prev Year - Avg Sold Price	\$171,333	\$0	\$323,836	\$383,301	\$572,466	\$346,000	\$0			
Avg Sold % Change	98.44%	0.00%	31.97%	11.53%	-5.67%	19.94%	0.00%			

14

5



0

Prev Year - # of Solds