

February 2020
20112, Manassas, VA

Sold Summary

	Feb 2020	Feb 2019	% Change
Sold Dollar Volume	\$14,184,299	\$13,932,169	1.81%
Avg Sold Price	\$469,343	\$516,006	-9.04%
Median Sold Price	\$444,995	\$510,000	-12.75%
Units Sold	30	28	7.14%
Avg Days on Market	47	64	-26.56%
Avg List Price for Solds	\$472,809	\$510,163	-7.32%
Avg SP to OLP Ratio	97.5%	97.7%	-0.20%
Ratio of Avg SP to Avg OLP	97.4%	95.2%	2.27%
Attached Avg Sold Price	\$442,501	\$411,500	7.53%
Detached Avg Sold Price	\$476,054	\$520,026	-8.46%
Attached Units Sold	6	2	200.00%
Detached Units Sold	24	26	-7.69%

- 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

	Feb 2020	Feb 2019	% Change
Active Listings	39	50	-22.00%
New Listings	57	36	58.33%
New Under Contracts	0	23	0%
New Contingents	0	9	0%
New Pendings	40	32	25.00%
All Pendings	52	50	4.00%

Financing (Sold)

Assumption	0
Cash	0
Conventional	16
FHA	7
Other	0
Owner	0
VA	7

Days on Market (Sold)

0	0
1 to 10	8
11 to 20	5
21 to 30	4
31 to 60	3
61 to 90	3
91 to 120	3
121 to 180	3
181 to 360	1
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	0	2	0	4	0	0
\$400K to \$499,999	0	0	3	6	3	0	0
\$500K to \$599,999	0	0	1	0	9	0	0
\$600K to \$799,999	0	0	0	0	1	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	0	6	6	17	0	0
Avg Sold Price	\$255,000	\$0	\$414,900	\$442,501	\$510,641	\$0	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$381,217	\$411,500	\$561,668	\$0	\$0
Avg Sold % Change	0.00%	0.00%	8.84%	7.53%	-9.08%	0.00%	0.00%
Prev Year - # of Solds	0	0	6	2	20	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
1	0	0
0	0	0
0	0	0
0	0	0
1	0	0
2	1	0
8	6	0
6	0	0
12	0	0
1	0	0
0	0	0
0	0	0
32	7	0