

August 2020
20112, Manassas, VA

Sold Summary

	Aug 2020	Aug 2019	% Change
Sold Dollar Volume	\$32,620,398	\$23,392,575	39.45%
Avg Sold Price	\$556,569	\$497,714	11.83%
Median Sold Price	\$550,000	\$490,000	12.24%
Units Sold	59	47	25.53%
Avg Days on Market	19	43	-55.81%
Avg List Price for Solds	\$552,888	\$500,484	10.47%
Avg SP to OLP Ratio	100.3%	97.8%	2.58%
Ratio of Avg SP to Avg OLP	100.1%	97.7%	2.47%
Attached Avg Sold Price	\$388,307	\$415,063	-6.45%
Detached Avg Sold Price	\$582,963	\$509,810	14.35%
Attached Units Sold	8	6	33.33%
Detached Units Sold	51	41	24.39%

- 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

	Aug 2020	Aug 2019	% Change
Active Listings	27	69	-60.87%
New Listings	64	43	48.84%
New Under Contracts	0	32	0%
New Contingents	0	15	0%
New Pendings	68	47	44.68%
All Pendings	72	49	46.94%

Financing (Sold)

Assumption	0
Cash	1
Conventional	39
FHA	4
Other	1
Owner	0
VA	13

Days on Market (Sold)

0	4
1 to 10	34
11 to 20	8
21 to 30	3
31 to 60	2
61 to 90	4
91 to 120	3
121 to 180	0
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	0	1	0	0	0	0	0
\$300K to \$399,999	0	0	3	1	0	2	0
\$400K to \$499,999	0	0	2	3	4	1	0
\$500K to \$599,999	1	0	2	0	18	0	0
\$600K to \$799,999	0	0	2	0	17	0	0
\$800K to \$999,999	0	0	0	0	2	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	9	4	41	3	0
Avg Sold Price	\$575,000	\$286,000	\$486,555	\$421,364	\$604,320	\$378,333	\$0
Prev Year - Avg Sold Price	\$0	\$0	\$401,716	\$416,576	\$536,014	\$407,500	\$0
Avg Sold % Change	0.00%	0.00%	21.12%	1.15%	12.74%	-7.16%	0.00%
Prev Year - # of Solds	0	0	8	5	33	1	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
1	0	0
1	0	0
4	4	0
8	0	0
5	0	0
1	0	0
3	0	0
0	0	0
0	0	0
23	4	0