

September 2020
20112, Manassas, VA

Sold Summary

	Sep 2020	Sep 2019	% Change
Sold Dollar Volume	\$29,546,189	\$21,242,090	39.09%
Avg Sold Price	\$570,538	\$505,764	12.81%
Median Sold Price	\$560,000	\$480,000	16.67%
Units Sold	52	42	23.81%
Avg Days on Market	20	36	-44.44%
Avg List Price for Solds	\$568,195	\$511,283	11.13%
Avg SP to OLP Ratio	100.4%	98.0%	2.46%
Ratio of Avg SP to Avg OLP	99.8%	97.8%	1.99%
Attached Avg Sold Price	\$395,280	\$435,993	-9.34%
Detached Avg Sold Price	\$589,182	\$513,108	14.83%
Attached Units Sold	5	4	25.00%
Detached Units Sold	47	38	23.68%

- 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 2020	Sep 2019	% Change
Active Listings	25	69	-63.77%
New Listings	53	47	12.77%
New Under Contracts	0	23	0%
New Contingents	0	14	0%
New Pendings	54	37	45.95%
All Pendings	71	42	69.05%

Financing (Sold)

Assumption	0
Cash	1
Conventional	30
FHA	5
Other	0
Owner	0
VA	15

Days on Market (Sold)

0	2
1 to 10	37
11 to 20	4
21 to 30	1
31 to 60	2
61 to 90	2
91 to 120	1
121 to 180	2
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	0	1	0	0	0	0
\$300K to \$399,999	0	0	1	2	2	0	0
\$400K to \$499,999	0	0	5	1	7	2	0
\$500K to \$599,999	0	0	1	0	11	0	0
\$600K to \$799,999	0	0	1	0	14	0	0
\$800K to \$999,999	0	0	0	0	3	0	0
\$1M to \$2,499,999	0	0	0	0	1	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	0	0	9	3	38	2	0
Avg Sold Price	\$0	\$0	\$464,100	\$360,866	\$618,807	\$446,900	\$0
Prev Year - Avg Sold Price	\$339,500	\$0	\$392,000	\$435,993	\$560,111	\$0	\$0
Avg Sold % Change	0.00%	0.00%	18.39%	-17.23%	10.48%	0.00%	0.00%
Prev Year - # of Solds	2	0	8	4	28	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
6	5	0
3	0	0
7	0	0
0	0	0
4	0	0
0	0	0
0	0	0
20	5	0