

February 2023  
20112, Manassas, VA

Sold Summary

|                            | Feb 2023     | Feb 2022     | % Change |
|----------------------------|--------------|--------------|----------|
| Sold Dollar Volume         | \$10,705,557 | \$11,384,599 | -5.96%   |
| Avg Sold Price             | \$593,360    | \$654,000    | -9.27%   |
| Median Sold Price          | \$589,950    | \$640,000    | -7.82%   |
| Units Sold                 | 19           | 18           | 5.56%    |
| Avg Days on Market         | 41           | 13           | 215.38%  |
| Avg List Price for Solds   | \$590,818    | \$632,477    | -6.59%   |
| Avg SP to OLP Ratio        | 98.2%        | 102.2%       | -3.88%   |
| Ratio of Avg SP to Avg OLP | 97.5%        | 102.8%       | -5.14%   |
| Attached Avg Sold Price    | \$523,422    | \$515,000    | 1.64%    |
| Detached Avg Sold Price    | \$634,157    | \$662,176    | -4.23%   |
| Attached Units Sold        | 7            | 1            | 600.00%  |
| Detached Units Sold        | 12           | 17           | -29.41%  |

- 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 2023 | Feb 2022 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 25       | 8        | 212.50%  |
| New Listings        | 20       | 39       | -48.72%  |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 23       | 35       | -34.29%  |
| All Pendings        | 28       | 41       | -31.71%  |

Financing (Sold)

|              |    |
|--------------|----|
| Assumption   | 0  |
| Cash         | 4  |
| Conventional | 11 |
| FHA          | 2  |
| Other        | 0  |
| Owner        | 0  |
| VA           | 2  |

Days on Market (Sold)

|            |   |
|------------|---|
| 0          | 1 |
| 1 to 10    | 7 |
| 11 to 20   | 2 |
| 21 to 30   | 1 |
| 31 to 60   | 1 |
| 61 to 90   | 2 |
| 91 to 120  | 3 |
| 121 to 180 | 2 |
| 181 to 360 | 0 |
| 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           | 0         | 0           | 0            | 0           | 0          |
| \$300K to \$399,999        | 0            | 0           | 1         | 0           | 0            | 0           | 0          |
| \$400K to \$499,999        | 0            | 1           | 1         | 1           | 0            | 0           | 0          |
| \$500K to \$599,999        | 0            | 0           | 2         | 4           | 0            | 1           | 0          |
| \$600K to \$799,999        | 0            | 0           | 0         | 0           | 8            | 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                      | 0            | 1           | 4         | 5           | 8            | 1           | 0          |
| Avg Sold Price             | \$0          | \$479,990   | \$456,475 | \$531,996   | \$722,998    | \$523,990   | \$0        |
| Prev Year - Avg Sold Price | \$160,000    | \$0         | \$560,000 | \$0         | \$712,642    | \$515,000   | \$0        |
| Avg Sold % Change          | 0.00%        | 0.00%       | -18.49%   | 0.00%       | 1.45%        | 1.75%       | 0.00%      |
| Prev Year - # of Solds     | 1            | 0           | 2         | 0           | 14           | 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          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 1               | 0           | 0          |
| 1               | 1           | 0          |
| 12              | 0           | 0          |
| 5               | 0           | 0          |
| 5               | 0           | 0          |
| 0               | 0           | 0          |
| 0               | 0           | 0          |
| 24              | 1           | 0          |