

April 2023
20112, Manassas, VA

Sold Summary

	Apr 2023	Apr 2022	% Change
Sold Dollar Volume	\$17,113,600	\$26,454,100	-35.31%
Avg Sold Price	\$691,476	\$586,960	17.81%
Median Sold Price	\$656,000	\$560,000	17.14%
Units Sold	25	47	-46.81%
Avg Days on Market	10	8	25.00%
Avg List Price for Solds	\$684,544	\$562,853	21.62%
Avg SP to OLP Ratio	100.9%	103.9%	-2.91%
Ratio of Avg SP to Avg OLP	100.7%	103.8%	-2.97%
Attached Avg Sold Price	\$550,380	\$512,175	7.46%
Detached Avg Sold Price	\$726,750	\$602,301	20.66%
Attached Units Sold	5	8	-37.50%
Detached Units Sold	20	39	-48.72%

- 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

	Apr 2023	Apr 2022	% Change
Active Listings	31	25	24.00%
New Listings	44	51	-13.73%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pending	46	37	24.32%
All Pending	54	44	22.73%

Financing (Sold)

Assumption	0
Cash	1
Conventional	14
FHA	2
Other	0
Owner	0
VA	8

Days on Market (Sold)

0	1
1 to 10	20
11 to 20	2
21 to 30	0
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	0
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	0	0	0	0	0
\$400K to \$499,999	0	0	0	1	1	0	0
\$500K to \$599,999	0	0	2	3	1	1	0
\$600K to \$799,999	0	0	0	0	10	0	0
\$800K to \$999,999	0	0	0	0	6	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	0	2	4	18	1	0
Avg Sold Price	\$0	\$0	\$585,000	\$539,975	\$742,500	\$592,000	\$0
Prev Year - Avg Sold Price	\$248,000	\$386,250	\$438,265	\$554,150	\$673,539	\$0	\$0
Avg Sold % Change	0.00%	0.00%	33.48%	-2.56%	10.24%	0.00%	0.00%
Prev Year - # of Solds	1	2	10	6	28	0	0

Active Detail

Active Listings		
Residential		Condo/Coop
Detached	Attached/TH	Attached
0	0	0
0	0	0
0	0	0
1	0	0
0	0	0
0	0	0
0	0	0
2	3	0
12	0	0
10	0	0
3	0	0
0	0	0
0	0	0
28	3	0