

## January 2026

### Prince William County, VA

#### Sold Summary

|                            | Jan 2026      | Jan 2025      | % Change |
|----------------------------|---------------|---------------|----------|
| Sold Dollar Volume         | \$171,204,082 | \$140,495,269 | 21.86%   |
| Avg Sold Price             | \$602,539     | \$585,279     | 2.95%    |
| Median Sold Price          | \$560,000     | \$530,000     | 5.66%    |
| Units Sold                 | 285           | 242           | 17.77%   |
| Avg Days on Market         | 35            | 28            | 25.00%   |
| Avg List Price for Solds   | \$602,831     | \$585,396     | 2.98%    |
| Avg SP to OLP Ratio        | 98.7%         | 98.9%         | -0.18%   |
| Ratio of Avg SP to Avg OLP | 98.6%         | 98.6%         | 0.02%    |
| Attached Avg Sold Price    | \$499,553     | \$466,060     | 7.19%    |
| Detached Avg Sold Price    | \$701,263     | \$693,144     | 1.17%    |
| Attached Units Sold        | 140           | 115           | 21.74%   |
| Detached Units Sold        | 145           | 127           | 14.17%   |

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

|                     | Jan 2026 | Jan 2025 | % Change |
|---------------------|----------|----------|----------|
| Active Listings     | 478      | 309      | 54.69%   |
| New Listings        | 354      | 286      | 23.78%   |
| New Under Contracts | 0        | 0        | 0%       |
| New Contingents     | 0        | 0        | 0%       |
| New Pendings        | 345      | 293      | 17.75%   |
| All Pendings        | 434      | 303      | 43.23%   |

#### Financing (Sold)

|              |     |
|--------------|-----|
| Assumption   | 3   |
| Cash         | 26  |
| Conventional | 179 |
| FHA          | 33  |
| Other        | 2   |
| Owner        | 0   |
| VA           | 41  |

#### Days on Market (Sold)

|            |    |
|------------|----|
| 0          | 4  |
| 1 to 10    | 89 |
| 11 to 20   | 33 |
| 21 to 30   | 22 |
| 31 to 60   | 57 |
| 61 to 90   | 38 |
| 91 to 120  | 22 |
| 121 to 180 | 11 |
| 181 to 360 | 9  |
| 361 to 720 | 0  |
| 721+       | 0  |

#### Sold Detail

| Price Ranges               | Residential  |             |           |             |              |             | Condo/Coop | Active Listings |             |            |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
|                            | 2 or Less BR |             | 3 BR      |             | 4 or More BR |             | All        | Residential     |             | Condo/Coop |
|                            | Detached     | Attached/TH | Detached  | Attached/TH | Detached     | Attached/TH | Attached   | Detached        | Attached/TH | Attached   |
| < \$50,000                 | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$50K to \$99,999          | 0            | 0           | 1         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$100K to \$149,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 2               | 0           | 0          |
| \$150K to \$199,999        | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 2               | 0           | 2          |
| \$200K to \$299,999        | 1            | 1           | 0         | 1           | 0            | 0           | 3          | 0               | 1           | 11         |
| \$300K to \$399,999        | 0            | 2           | 1         | 9           | 3            | 0           | 11         | 4               | 22          | 23         |
| \$400K to \$499,999        | 2            | 1           | 10        | 29          | 12           | 4           | 13         | 19              | 37          | 66         |
| \$500K to \$599,999        | 0            | 1           | 6         | 20          | 13           | 7           | 8          | 31              | 21          | 38         |
| \$600K to \$799,999        | 1            | 1           | 10        | 18          | 43           | 8           | 0          | 70              | 40          | 7          |
| \$800K to \$999,999        | 0            | 0           | 3         | 2           | 26           | 0           | 0          | 42              | 2           | 0          |
| \$1M to \$2,499,999        | 0            | 0           | 0         | 0           | 13           | 0           | 0          | 37              | 0           | 0          |
| \$2.5M to \$4,999,999      | 0            | 0           | 0         | 0           | 0            | 0           | 0          | 0               | 0           | 0          |
| \$5,000,000+               | 0            | 0           | 0         | 1           | 0            | 0           | 0          | 1               | 0           | 0          |
| <b>Total</b>               | <b>4</b>     | <b>6</b>    | <b>31</b> | <b>80</b>   | <b>110</b>   | <b>19</b>   | <b>35</b>  | <b>208</b>      | <b>123</b>  | <b>147</b> |
| Avg Sold Price             | \$469,000    | \$445,531   | \$563,754 | \$523,893   | \$748,462    | \$563,131   | \$419,362  |                 |             |            |
| Prev Year - Avg Sold Price | \$381,250    | \$461,998   | \$605,500 | \$476,967   | \$743,151    | \$514,706   | \$429,064  |                 |             |            |
| Avg Sold % Change          | 23.02%       | -3.56%      | -6.89%    | 9.84%       | 0.71%        | 9.41%       | -2.26%     |                 |             |            |
| Prev Year - # of Solds     | 6            | 5           | 31        | 57          | 90           | 16          | 37         |                 |             |            |

#### Active Detail