

September 2012

Prince William County, VA

Sold Summary

	Sep 2012	Sep 2011	% Change
Sold Dollar Volume	\$155,069,324	\$115,309,884	34.48%
Avg Sold Price	\$321,055	\$281,244	14.16%
Median Sold Price	\$289,900	\$254,500	13.91%
Units Sold	483	410	17.80%
Avg Days on Market	43	49	-12.24%
Avg List Price for Solds	\$325,278	\$285,857	13.79%
Avg SP to OLP Ratio	97.7%	97.0%	0.73%
Ratio of Avg SP to Avg OLP	96.9%	96.1%	0.83%
Attached Avg Sold Price	\$229,893	\$216,903	5.99%
Detached Avg Sold Price	\$368,792	\$330,120	11.71%
Attached Units Sold	166	177	-6.21%
Detached Units Sold	317	233	36.05%

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 2012	Sep 2011	% Change
Active Listings	1,078	1,536	-29.82%
New Listings	593	624	-4.97%
New Under Contracts	203	197	3.05%
New Contingents	351	337	4.15%
New Pendings	554	534	3.75%
All Pendings	1,182	1,200	-1.50%

Financing (Sold)

Assumption	0
Cash	61
Conventional	180
FHA	139
Other	9
Owner	0
VA	94

Days on Market (Sold)

0	22
1 to 10	145
11 to 20	64
21 to 30	62
31 to 60	84
61 to 90	37
91 to 120	27
121 to 180	26
181 to 360	14
361 to 720	1
721+	1

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	1	7	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	3
\$100K to \$149,999	1	1	5	10	2	0	9	4	3	9
\$150K to \$199,999	0	5	8	20	9	5	9	11	38	10
\$200K to \$299,999	4	6	31	50	56	14	14	124	72	53
\$300K to \$399,999	0	2	20	16	56	2	2	179	48	12
\$400K to \$499,999	0	0	6	0	80	0	0	252	7	3
\$500K to \$599,999	0	0	2	0	19	0	0	104	0	1
\$600K to \$799,999	0	0	2	0	12	0	1	77	0	2
\$800K to \$999,999	0	0	0	0	2	0	0	36	0	0
\$1M to \$2,499,999	0	0	0	0	2	0	0	20	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	5	14	74	96	238	21	35	810	175	93
Avg Sold Price	\$235,480	\$217,814	\$288,482	\$235,865	\$396,563	\$240,490	\$211,986			
Prev Year - Avg Sold Price	\$290,233	\$187,363	\$251,132	\$223,901	\$359,932	\$222,638	\$193,029			
Avg Sold % Change	-18.87%	16.25%	14.87%	5.34%	10.18%	8.02%	9.82%			
Prev Year - # of Solds	6	8	60	123	167	16	30			

Active Detail