

February 2013

Prince William County, VA

Sold Summary

	Feb 2013	Feb 2012	% Change	
Sold Dollar Volume	\$120,494,921	\$110,929,098	8.62%	
Avg Sold Price	\$300,486	\$273,899	9.71%	
Median Sold Price	\$280,000	\$250,000	12.00%	
Units Sold	401	405	-0.99%	
Avg Days on Market	48	58	-17.24%	
Avg List Price for Solds	\$304,027	\$277,940	9.39%	
Avg SP to OLP Ratio	97.1%	96.1%	1.12%	
Ratio of Avg SP to Avg OLP	96.8%	95.7%	1.15%	
Attached Avg Sold Price	\$225,497	\$209,441	7.67%	
Detached Avg Sold Price	\$347,240	\$322,943	7.52%	
Attached Units Sold	154	175	-12.00%	
Detached Units Sold	247	230	7.39%	

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 2013	Feb 2012	% Change		
Active Listings	771	1,086	-29.01%		
New Listings	579	661	-12.41%		
New Under Contracts	223	205	8.78%		
New Contingents	360	430	-16.28%		
New Pendings	583	635	-8.19%		
All Pendings	1,065	1,220	-12.70%		

Financing (Sold)

Assumption	0
Cash	63
Conventional	133
FHA	114
Other	10
Owner	0
VA	81

Days on Market (Sold)

0	14
1 to 10	113
11 to 20	61
21 to 30	33
31 to 60	71
61 to 90	47
91 to 120	20
121 to 180	24
181 to 360	16
361 to 720	2
721+	0

Sold Detail Active Detail

	Residential					Condo/Coop	Active Listings			
	2 or l	ess BR	3	BR	4 or I	More BR	All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	9	0
\$50K to \$99,999	0	1	0	1	1	0	2	0	0	1
\$100K to \$149,999	0	0	2	4	1	0	7	1	2	5
\$150K to \$199,999	0	2	9	21	5	7	12	7	11	9
\$200K to \$299,999	1	5	25	50	49	9	13	55	55	40
\$300K to \$399,999	1	0	17	15	57	2	0	96	51	15
\$400K to \$499,999	0	0	5	1	56	1	1	175	6	1
\$500K to \$599,999	0	0	0	0	14	0	0	100	0	0
\$600K to \$799,999	0	0	0	0	3	0	0	75	0	2
\$800K to \$999,999	0	0	0	0	0	0	0	37	0	1
\$1M to \$2,499,999	0	0	0	0	1	0	0	14	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	1	0	0
\$5,000,000+	0	0	0	0	0	0	0	1	0	0
Total	2	8	58	92	187	19	35	563	134	74
Avg Sold Price	\$302,500	\$190,850	\$273,544	\$240,077	\$370,576	\$237,108	\$188,791			
Prev Year - Avg Sold Price	\$227,250	\$184,333	\$229,298	\$213,815	\$352,421	\$225,848	\$186,399			
Avg Sold % Change	33.11%	3.54%	19.30%	12.28%	5.15%	4.99%	1.28%			

175

24

32



Prev Year - # of Solds