## 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

| Price Ranges | Residential |  |  |  |  |  | Condo/Coop <br> All <br> Attached | Active Listings |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2 or Less BR |  | 3 BR |  | 4 or More BR |  |  | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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\% |  |  |  |
| Prev Year - \# of Solds | 4 | 6 | 51 | 113 | 175 | 24 | 32 |  |  |  |

