

September 2012

Manassas Park City, VA

Sold Summary

	Sep 2012	Sep 2011	% Change
Sold Dollar Volume	\$4,719,200	\$3,381,455	39.56%
Avg Sold Price	\$214,509	\$187,859	14.19%
Median Sold Price	\$197,500	\$157,778	25.18%
Units Sold	22	18	22.22%
Avg Days on Market	23	27	-14.81%
Avg List Price for Solds	\$216,512	\$191,172	13.26%
Avg SP to OLP Ratio	102.8%	97.7%	5.30%
Ratio of Avg SP to Avg OLP	100.3%	97.5%	2.87%
Attached Avg Sold Price	\$207,640	\$176,007	17.97%
Detached Avg Sold Price	\$220,233	\$197,340	11.60%
Attached Units Sold	10	8	25.00%
Detached Units Sold	12	10	20.00%

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	19	45	-57.78%
New Listings	12	29	-58.62%
New Under Contracts	8	8	0.00%
New Contingents	9	12	-25.00%
New Pendings	17	20	-15.00%
All Pendings	48	53	-9.43%

Financing (Sold)

Assumption	0
Cash	2
Conventional	8
FHA	10
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	2
1 to 10	4
11 to 20	7
21 to 30	5
31 to 60	3
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	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	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	1	0	1
\$150K to \$199,999	0	0	2	4	2	0	2	1	0	1
\$200K to \$299,999	0	0	2	4	4	0	0	6	5	0
\$300K to \$399,999	0	0	0	0	1	0	0	3	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	1	0	0
\$500K to \$599,999	0	0	0	0	0	0	0	0	0	0
\$600K to \$799,999	0	0	0	0	0	0	0	0	0	0
\$800K to \$999,999	0	0	0	0	0	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	0	0	5	8	7	0	2	12	5	2
Avg Sold Price	\$0	\$0	\$185,800	\$216,113	\$244,829	\$0	\$173,750			
Prev Year - Avg Sold Price	\$0	\$210,000	\$147,925	\$187,685	\$395,000	\$0	\$158,750			
Avg Sold % Change	0.00%	0.00%	25.60%	15.15%	-38.02%	0.00%	9.45%			
Prev Year - # of Solds	0	1	8	3	2	0	4			

Active Detail