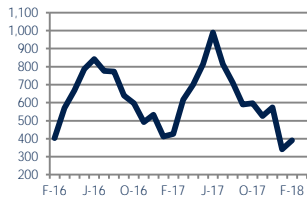




Units Sold

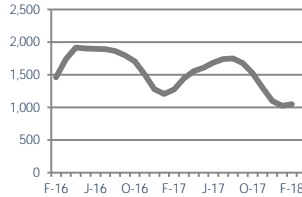
391



Down -8%
Vs. Year Ago

Active Inventory

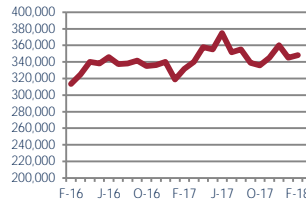
1,052



Down -17%
Vs. Year Ago

Median Sale Price

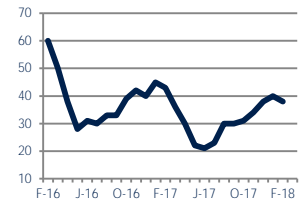
\$348,000



Up 5%
Vs. Year Ago

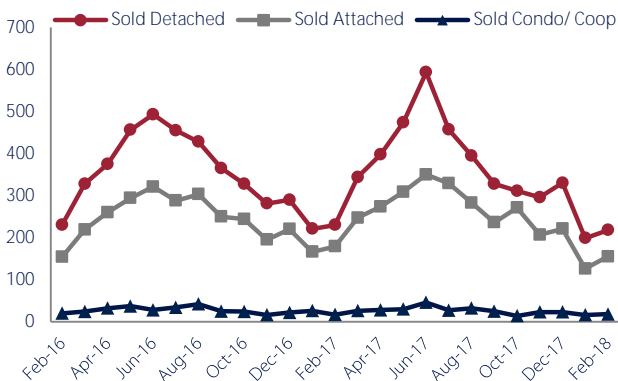
Days On Market

38



Down -12%
Vs. Year Ago

Units Sold*



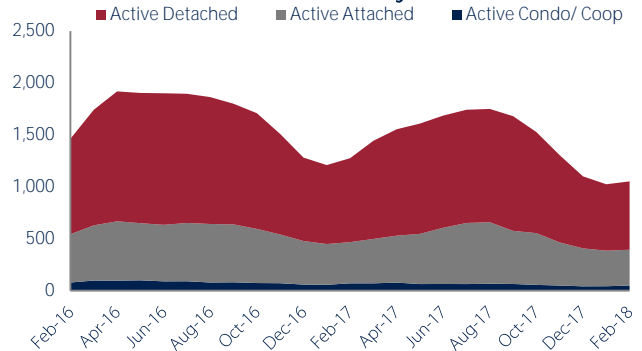
Units Sold

There was an increase in total units sold in February, with 391 sold this month in Prince William County versus 341 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 8% versus February 2017.

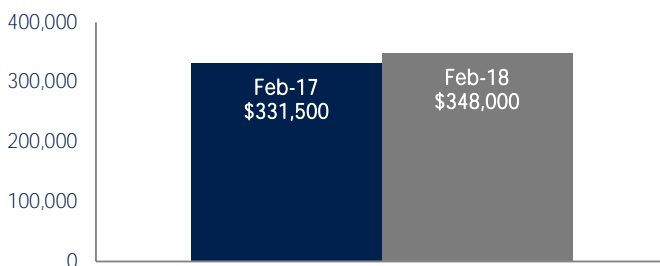
Active Inventory

Versus last year, the total number of homes available this month is lower by 223 units or 17%. The total number of active inventory this February was 1,052 compared to 1,275 in February 2017. This month's total of 1,052 is higher than the previous month's total supply of available inventory of 1,024, an increase of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Prince William County Homes was \$331,500. This February, the median sale price was \$348,000, an increase of 5% or \$16,500 compared to last year. The current median sold price is 1% higher than in January.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

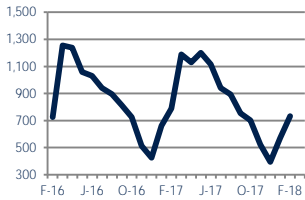


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



New Listings

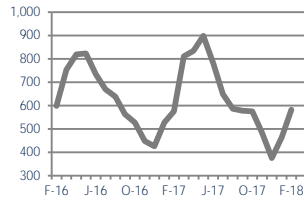
733



Down -7%
Vs. Year Ago

Current Contracts

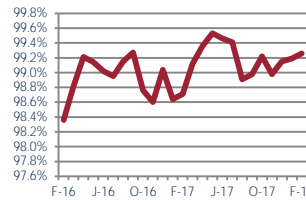
583



Up 1%
Vs. Year Ago

Sold Vs. List Price

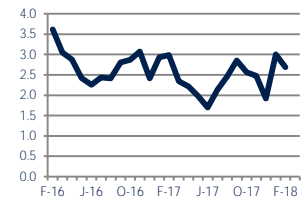
99.3%



Up 0.6%
Vs. Year Ago

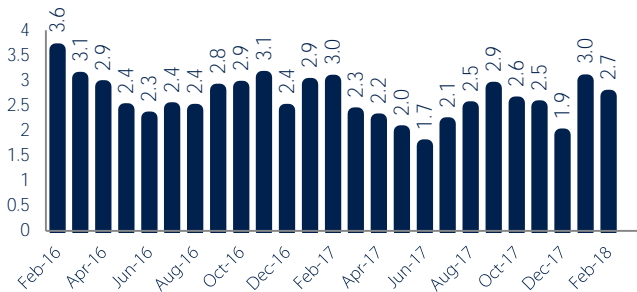
Months of Supply

2.7



Down -10%
Vs. Year Ago

Months Of Supply



Months of Supply

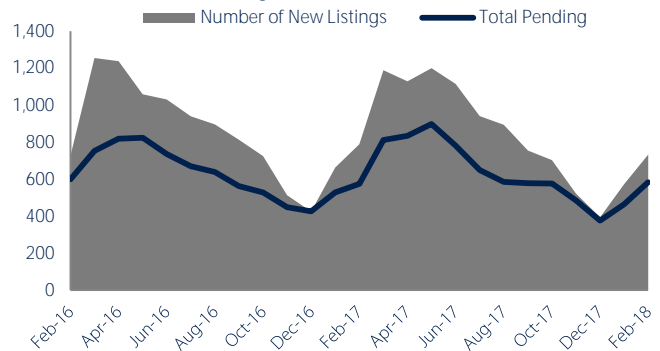
In February, there was 2.7 months of supply available in Prince William County, compared to 3.0 in February 2017. That is a decrease of 10% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

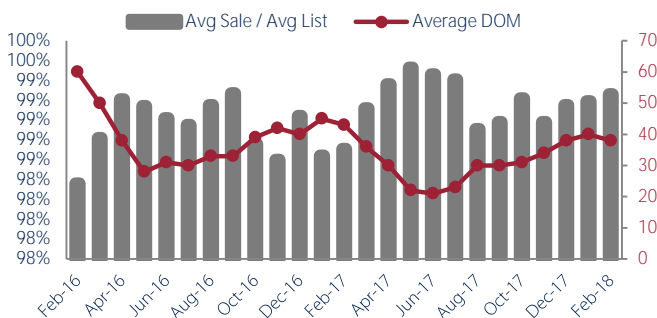
New Listings & Current Contracts

This month there were 733 homes newly listed for sale in Prince William County compared to 789 in February 2017, a decrease of 7%. There were 583 current contracts pending sale this February compared to 575 a year ago. The number of current contracts is 1% higher than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Prince William County was 99.3% of the average list price, which is 0.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 38, lower than the average last year, which was 43, a decrease of 12%.



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