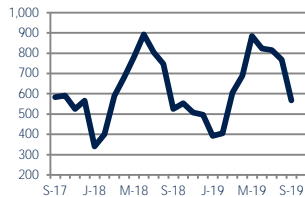


Units Sold

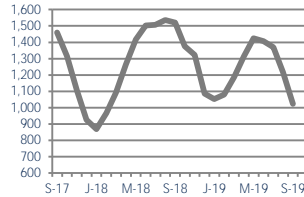
567



Up 8%
Vs. Year Ago

Active Inventory

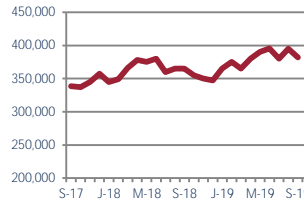
1,023



Down -33%
Vs. Year Ago

Median Sale Price

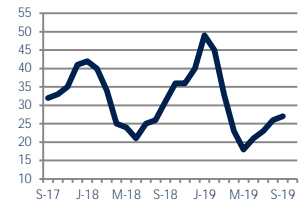
\$382,000



Up 5%
Vs. Year Ago

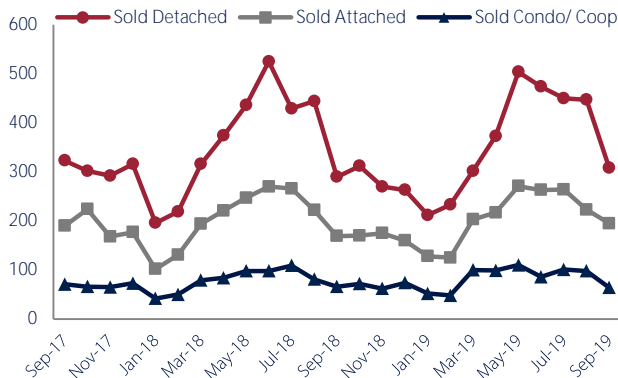
Days On Market

27



Down -13%
Vs. Year Ago

Units Sold*



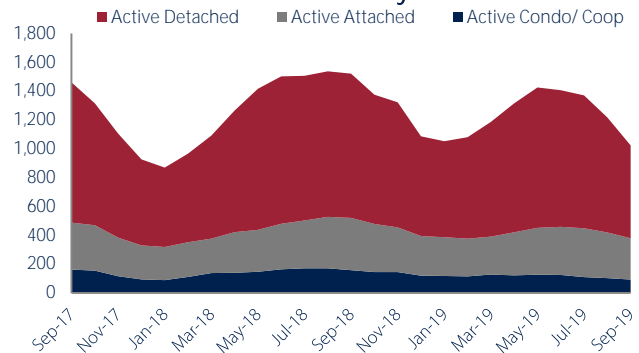
Units Sold

There was a decrease in total units sold in September, with 567 sold this month in Prince William County versus 768 last month, a decrease of 26%. This month's total units sold was higher than at this time last year, an increase of 8% versus September 2018.

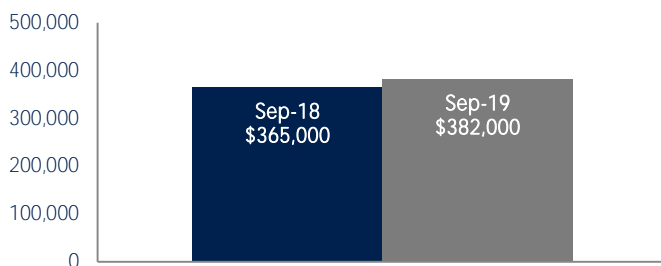
Active Inventory

Versus last year, the total number of homes available this month is lower by 498 units or 33%. The total number of active inventory this September was 1,023 compared to 1,521 in September 2018. This month's total of 1,023 is lower than the previous month's total supply of available inventory of 1,217, a decrease of 16%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Prince William County Homes was \$365,000. This September, the median sale price was \$382,000, an increase of 5% or \$17,000 compared to last year. The current median sold price is 3% lower than in August.

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



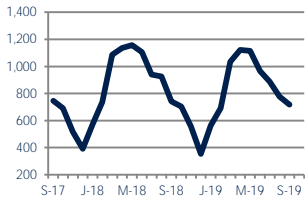
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS 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 BRIGHTMLS or Long & Foster Real Estate, Inc.





New Listings

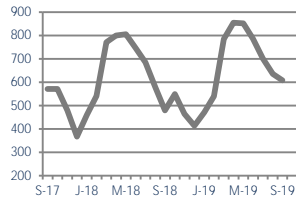
717



Down -3%
Vs. Year Ago

Current Contracts

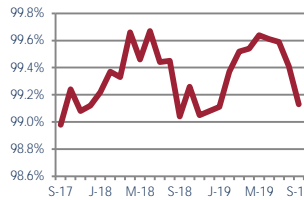
608



Up 27%
Vs. Year Ago

Sold Vs. List Price

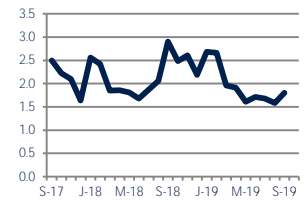
99.1%



No Change
Vs. Year Ago

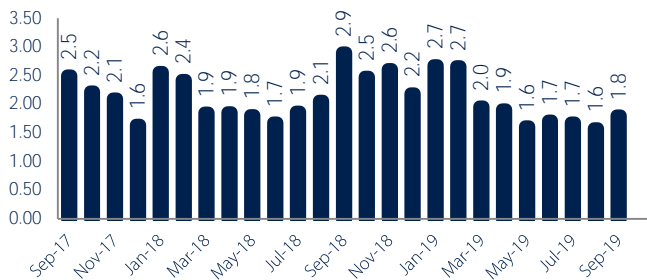
Months of Supply

1.8



Down -38%
Vs. Year Ago

Months Of Supply



Months of Supply

In September, there was 1.8 months of supply available in Prince William County, compared to 2.9 in September 2018. That is a decrease of 38% versus a year ago.

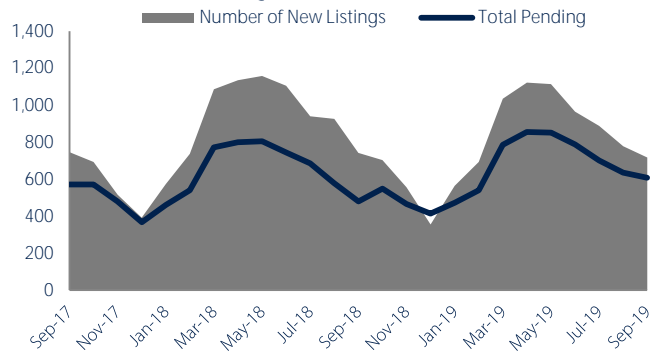
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

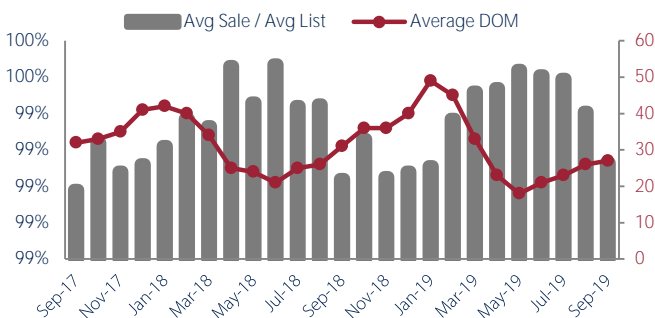
This month there were 717 homes newly listed for sale in Prince William County compared to 742 in September 2018, a decrease of 3%.

There were 608 current contracts pending sale this September compared to 480 a year ago. The number of current contracts is 27% higher than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Prince William County was 99.1% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 27, lower than the average last year, which was 31, a decrease of 13%.



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