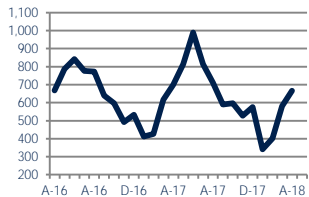




Units Sold

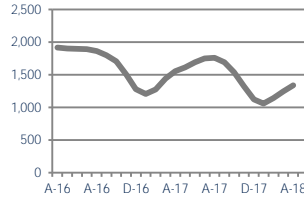
666



Down -5%
Vs. Year Ago

Active Inventory

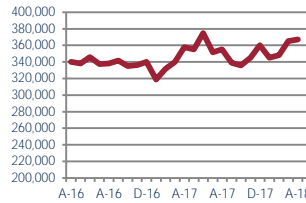
1,339



Down -14%
Vs. Year Ago

Median Sale Price

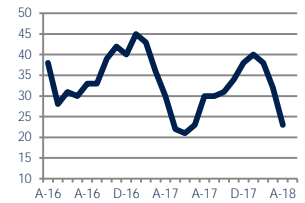
\$367,000



Up 3%
Vs. Year Ago

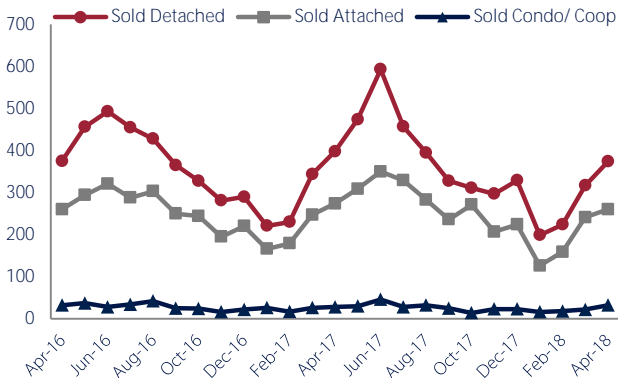
Days On Market

23



Down -23%
Vs. Year Ago

Units Sold*



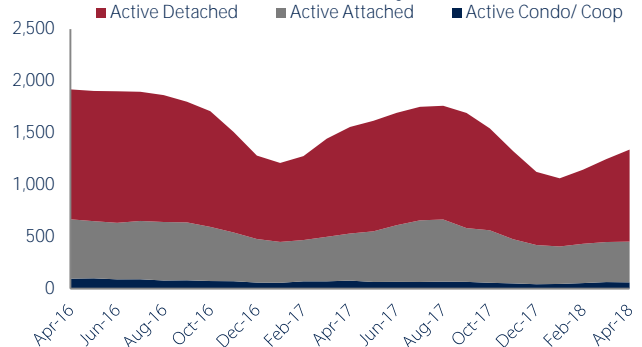
Units Sold

There was an increase in total units sold in April, with 666 sold this month in Prince William County versus 580 last month, an increase of 15%. This month's total units sold was lower than at this time last year, a decrease of 5% versus April 2017.

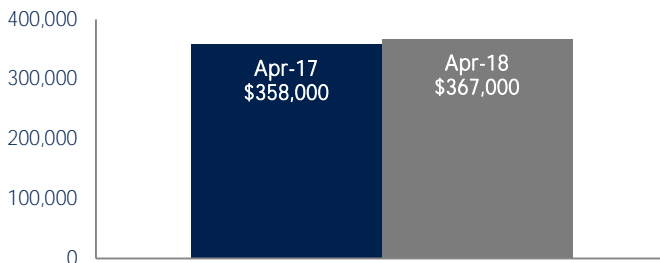
Active Inventory

Versus last year, the total number of homes available this month is lower by 218 units or 14%. The total number of active inventory this April was 1,339 compared to 1,557 in April 2017. This month's total of 1,339 is higher than the previous month's total supply of available inventory of 1,247, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Prince William County Homes was \$358,000. This April, the median sale price was \$367,000, an increase of 3% or \$9,000 compared to last year. The current median sold price is 1% higher than in March.

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

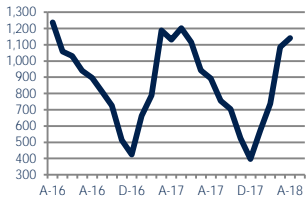


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

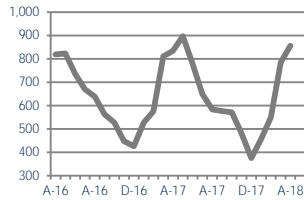
1,141



Up 1%
Vs. Year Ago

Current Contracts

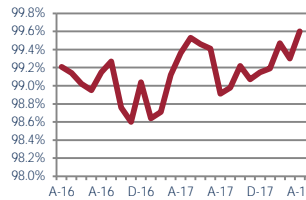
856



Up 3%
Vs. Year Ago

Sold Vs. List Price

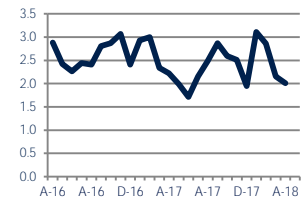
99.6%



No Change
Vs. Year Ago

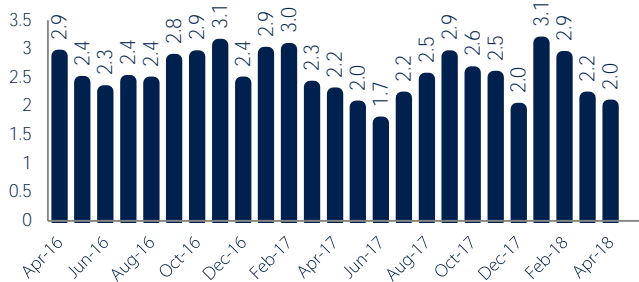
Months of Supply

2.0



Down -9%
Vs. Year Ago

Months Of Supply



Months of Supply

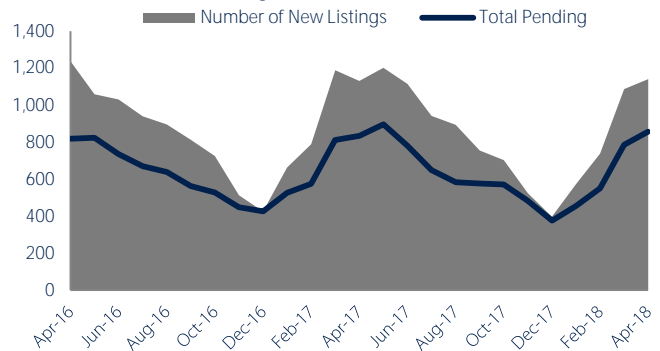
In April, there was 2.0 months of supply available in Prince William County, compared to 2.2 in April 2017. That is a decrease of 10% versus a year ago.

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.

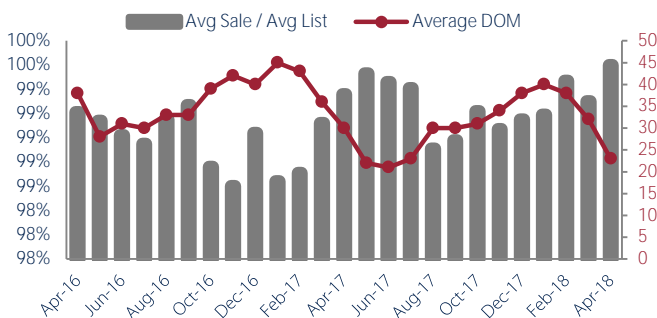
New Listings & Current Contracts

This month there were 1,141 homes newly listed for sale in Prince William County compared to 1,131 in April 2017, an increase of 1%. There were 856 current contracts pending sale this April compared to 834 a year ago. The number of current contracts is 3% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Prince William County was 99.6% 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 23, lower than the average last year, which was 30, a decrease of 23%.



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