

Metropolitan Regional Information Systems, Inc. Real Estate Trend Indicator - <\$100K to >\$5M Format

Prince William County, Manassas City, & Manassas Park City, VA (PWAR)

From: 11/01/2008 to 11/30/2008

Statistics generated on: 12/08/2008

Price Class	Residential Unit Sales Number of Bedrooms					Active Listings			Time on Market	
	2 Or Less	3	4 or More	Condo Coop	Ground Rent	Residential	Condo Coop	Ground Rent	of Units Sold (No. of Units)	
Under \$100,000	13	116	18	10	0	425	77	0	1 -30 Days	300
\$100,000 - 149,999	4	94	75	12	0	707	112	0	31-60 Days	116
\$150,000 - 199,999	3	78	69	5	0	664	84	0	61 - 90 Days	68
\$200,000 - 249,999	0	57	43	10	0	432	55	0	91-120 Days	74
\$250,000 - 299,999	2	34	31	3	0	413	39	0	Over 120 Days	301
\$300,000 - 349,999	1	13	47	1	1	294	14	0	Total	859
\$350,000 - 399,999	0	6	35	0	0	363	9	0	Type of Financing of Units Sold (No. of Units)	
\$400,000 - 449,999	2	1	37	0	0	205	3	0	Conventional	262
\$450,000 - 499,999	0	2	14	0	0	159	4	0	FHA	342
\$500,000 - 599,999	0	0	12	0	0	164	1	0	VA	78
\$600,000 - 699,999	0	0	3	0	0	76	1	0	Assumption	28
\$700,000 - 799,999	0	0	2	0	0	56	0	0	Cash	143
\$800,000 - 899,999	0	0	3	0	0	53	0	0	Owner Finance	1
\$900,000 - 999,999	0	0	0	0	0	32	0	0	All Other	5
\$1,000,000 - 2,499,999	0	0	2	0	0	56	14	0	Unreported	0
\$2,500,000 - 4,999,999	0	0	0	0	0	1	0	0	Total	859
\$5,000,000 & Over	0	0	0	0	0	0	0	0	Grand Totals	
Totals	25	401	391	41	1	4100	413	0		
Grand Totals									859	
									4513	

	<u>2008</u>	<u>2007</u>	<u>% Change</u>	
Total Sold Dollar Volume:	\$ 180,828,784	\$ 131,793,074	37.21 %	Total Number of NEW listings taken for the month: 1199
Average Sold Price:	\$ 210,511	\$ 339,673	- 38.03 %	Total Number of Properties marked Contract for the month: 638
Median Sold Price:	\$ 175,900	\$ 310,000	- 43.26 %	Total Number of Properties marked Contingent for the month: 410
Total Units Sold:	859	388	121.39 %	Total Number of NEW pendings (CONTRACTS + CONTINGENTS): 1048
Average Days on Market:	106	136	- 22.06 %	
Average List Price for Solds:	\$ 234,830	\$ 384,342	- 38.90 %	
Avg Sale Price as a percentage of Avg List Price:	89.64 %	88.38 %		

Source: Metropolitan Regional Information Systems, Inc. - MLS Resale Data

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