

# January 2026

Prince William County, VA

**New Listings** **354**

▲ **55.3%** ▲ **23.8%**  
 from Dec 2025: **228** from Jan 2025: **286**

YTD	2026	2025	+/-
	<b>354</b>	<b>286</b>	23.8%

5-year Jan average: **358**

**New Pendings** **345**

▲ **6.2%** ▲ **17.7%**  
 from Dec 2025: **325** from Jan 2025: **293**

YTD	2026	2025	+/-
	<b>345</b>	<b>293</b>	17.7%

5-year Jan average: **368**

**Closed Sales** **285**

▼ **-24.2%** ▲ **17.8%**  
 from Dec 2025: **376** from Jan 2025: **242**

YTD	2026	2025	+/-
	<b>285</b>	<b>242</b>	17.8%

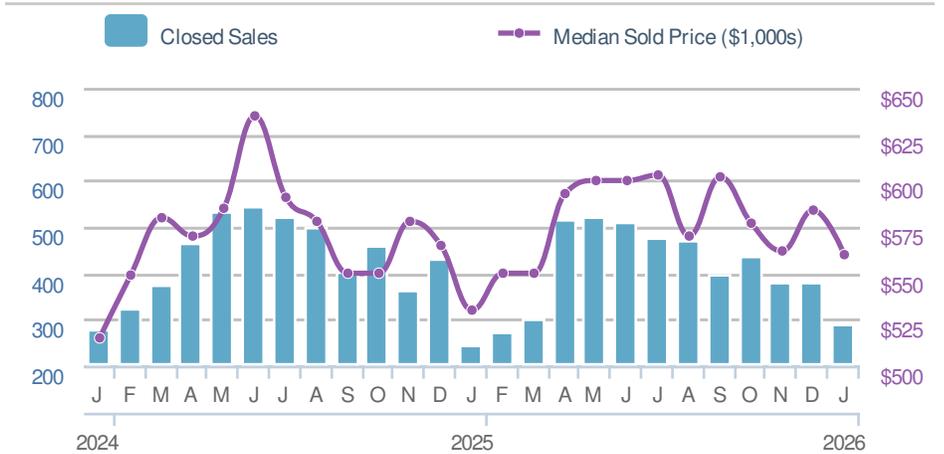
5-year Jan average: **301**

**Median Sold Price** **\$560,000**

▼ **-4.3%** ▲ **5.7%**  
 from Dec 2025: **\$584,995** from Jan 2025: **\$530,000**

YTD	2026	2025	+/-
	<b>\$560,000</b>	<b>\$530,000</b>	5.7%

5-year Jan average: **\$507,940**



**Active Listings** **478**

Min 137 ▲ **299** ▼ **478** Max  
 5-year Jan average

Dec 2025	Jan 2025
<b>460</b>	<b>309</b>

**Avg DOM** **35**

Min 18 ▲ **30** ▼ **35** Max 39  
 5-year Jan average

Dec 2025	Jan 2025	YTD
<b>33</b>	<b>28</b>	<b>35</b>

**Avg Sold to OLP Ratio** **98.7%**

Min 97.4% ▲ **98.9%** ▼ **98.7%** Max 100.7%  
 5-year Jan average

Dec 2025	Jan 2025	YTD
<b>98.3%</b>	<b>98.9%</b>	<b>98.7%</b>

## January thru January 2026 YTD

Prince William County, VA

### Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$171,204,082	\$140,495,269	21.86%
Avg Sold Price	\$602,539	\$585,279	2.95%
Median Sold Price	\$560,000	\$530,000	5.66%
Units Sold	285	242	17.77%
Avg Days on Market	35	28	25.00%
Avg List Price for Solds	\$602,831	\$585,396	2.98%
Avg SP to OLP Ratio	98.7%	98.9%	-0.18%
Ratio of Avg SP to Avg OLP	98.6%	98.6%	0.02%
Attached Avg Sold Price	\$499,553	\$466,060	7.19%
Detached Avg Sold Price	\$701,263	\$693,144	1.17%
Attached Units Sold	140	115	21.74%
Detached Units Sold	145	127	14.17%

### Financing (Sold)

Assumption	3
Cash	26
Conventional	179
FHA	33
Other	2
Owner	0
VA	41

### Days on Market (Sold)

0	4
1 to 10	89
11 to 20	33
21 to 30	22
31 to 60	57
61 to 90	38
91 to 120	22
121 to 180	11
181 to 360	9
361 to 720	0
721+	0

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.

### Sold Detail

### Active 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	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	2	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	2	0	2
\$200K to \$299,999	1	1	0	1	0	0	3	0	1	11
\$300K to \$399,999	0	2	1	9	3	0	11	4	22	23
\$400K to \$499,999	2	1	10	29	12	4	13	19	37	66
\$500K to \$599,999	0	1	6	20	13	7	8	31	21	38
\$600K to \$799,999	1	1	10	18	43	8	0	70	40	7
\$800K to \$999,999	0	0	3	2	26	0	0	42	2	0
\$1M to \$2,499,999	0	0	0	0	13	0	0	37	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	1	0	0	0	1	0	0
<b>Total</b>	<b>4</b>	<b>6</b>	<b>31</b>	<b>80</b>	<b>110</b>	<b>19</b>	<b>35</b>	<b>208</b>	<b>123</b>	<b>147</b>
Avg Sold Price	\$469,000	\$445,531	\$563,754	\$523,893	\$748,462	\$563,131	\$419,362			
Prev Year - Avg Sold Price	\$381,250	\$461,998	\$605,500	\$476,967	\$743,151	\$514,706	\$429,064			
Avg Sold % Change	23.02%	-3.56%	-6.89%	9.84%	0.71%	9.41%	-2.26%			
Prev Year - # of Solds	6	5	31	57	90	16	37			

Lighthouse Team Sales  
Year-to-Date

Status	Address	List Price	Close Price	Close Date	Beds	Baths	DOM/C DOM
C/S	16128 Hinman Pl	\$935,000.00			6	3/1	0
PND	10260 Whitworth Ln	\$499,900.00		4/9/2026	3	2/1	4
CLS	5393 Merry Oaks	\$945,000.00	\$876,000	2/26/2026	6	1/5	22
CLS	9514 Hagel Cir #03/C	\$359,900.00	\$360,000	2/26/2026	3	1/2	21
CLS	12801 Half Moon Ln	\$590,000.00	\$600,000	1/20/2026	4	3/1	9
CLS	13351 Green Meadows Ct	\$1,390,000.00	\$1,349,900	11/14/2025	6	4/1	0
CLS	12437 Pfitzner Ct	\$849,000.00	\$849,000	1/23/2026	5	4/1	10
CLS	9678 Dutchman Dr	\$534,900.00	\$535,000	2/27/2026	2	2/2	31
CLS	10741 Monocacy Way	\$850,000.00	\$850,000	11/19/2025	6	5/1	17
CLS	7328 Lee Hwy #102	\$199,999.00	\$206,000	11/17/2025	1	1/1	12
CLS	13540 Kaslo Dr	\$489,900.00	\$490,000	11/4/2025	4	1/3	5
CLS	14303 Chesterfield Dr	\$400,000.00	\$453,000	11/24/2025	5	1/3	8
CLS	7754 Sharpshooters Ct	\$649,900.00	\$649,900	11/14/2025	4	3/1	28
CLS	11175 Stonebrook Dr	\$699,900.00	\$721,546	12/16/2025	4	2/1	32
CLS	107 Mayfair Pl #165	\$335,000.00	\$335,000	1/2/2026	2	1/2	54
CLS	19065 Stallion Rd	\$625,000.00	\$615,000	2/26/2026	3	3/1	120
CLS	1229 Aquia Dr	\$519,900.00	\$539,000	9/30/2025	4	3/1	4
CLS	12120 Garden Ridge Ln #401	\$315,000.00	\$320,000	10/10/2025	1	1/1	11
CLS	7625 Huron Dr	\$549,900.00	\$555,000	10/10/2025	5	1/2	22
CLS	9569 Coggs Bill Dr #302	\$258,990.00	\$258,990	10/9/2025	2	1/1	32
CLS	11933 Airlea Dr	\$870,000.00	\$850,000	10/6/2025	4	1/3	37
CLS	11953 Falling Creek Dr	\$649,900.00	\$665,000	8/8/2025	4	2/1	4
CLS	15095 N Ridge Blvd	\$685,000.00	\$680,000	12/12/2025	4	1/3	112
CLS	9913 Hampton Rd	\$359,900.00	\$365,000	8/14/2025	3	1/1	5
CLS	7044 Cindy Ln	\$710,000.00	\$720,000	10/2/2025	5	3/1	39
CLS	25206 Dunvegan Sq	\$679,000.00	\$701,189	10/14/2025	3	2/2	65
CLS	13070 Autumn Woods Way #302	\$390,000.00	\$380,000	7/22/2025	2	1/2	6
CLS	3949 Sunny Brook Ct	\$424,900.00	\$444,900	7/3/2025	3	2/2	3
CLS	5901 Wivenhoe Ct	\$779,900.00	\$775,000	6/27/2025	5	3/1	7
CLS	9 Willingham Ct	\$489,900.00	\$500,000	7/22/2025	3	1/3	46
CLS	1113 Dixon St	\$305,000.00	\$315,000	5/30/2025	2	1/2	5
CLS	13430 Carriage Hill Dr	\$649,900.00	\$675,000	5/30/2025	4	3/1	7
CLS	12593 Kempston Ln #14	\$415,000.00	\$407,500	6/18/2025	3	2/1	16
CLS	9561 Mountwood Dr	\$790,000.00	\$815,000	5/30/2025	5	3/1	3
CLS	14627 Manorwood	\$835,000.00	\$825,000	6/25/2025	5	5/1	51
CLS	3110 Battersea Ln	\$899,000.00	\$899,000	5/7/2025	5	3/1	7
CLS	9205 Zachary Ct	\$675,000.00	\$725,000	4/25/2025	4	3/1	4
CLS	36 Dorothy Ln	\$579,900.00	\$585,000	4/28/2025	5	3/1	4
CLS	3935 Kernstown Ct	\$599,990.00	\$610,000	6/16/2025	3	2/1	15

Lighthouse Team Sales  
Year-to-Date



CLS	12617 Izaak Walton Dr	\$650,000.00	\$680,000	4/9/2025	3	1/3	4
CLS	8812 Tanglewood Ln	\$290,000.00	\$285,000	4/22/2025	1	1/1	13
CLS	9918 Grapewood Ct	\$339,900.00	\$339,900	5/9/2025	3	1/2	6
CLS	3262 Chancellor Dr	\$750,000.00	\$750,000	3/21/2025	4	3/1	5
Status	Address	List Price	Close Price	Close Date	Beds	Baths	DOM/C DOM
CLS	4217 Stockbridge Dr	\$339,900.00	\$360,000	3/14/2025	3	2/1	5
CLS	3713 S George Mason Dr #1312	\$329,000.00	\$320,000	4/30/2025	2	1/1	91
CLS	10100 North Streamview Ct	\$750,000.00	\$750,000	8/29/2025	4	3/1	278