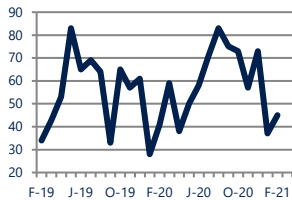




Units Sold

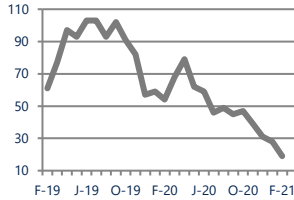
45



Up 10%
Vs. Year Ago

Active Inventory

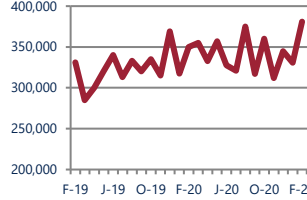
19



Down -65%
Vs. Year Ago

Median Sale Price

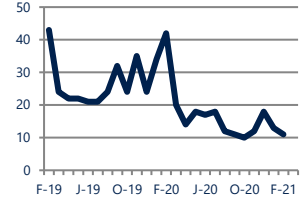
\$381,000



Up 9%
Vs. Year Ago

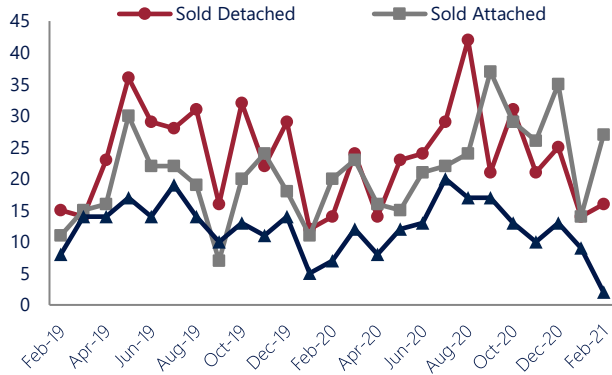
Days On Market

11



Down -74%
Vs. Year Ago

Units Sold*



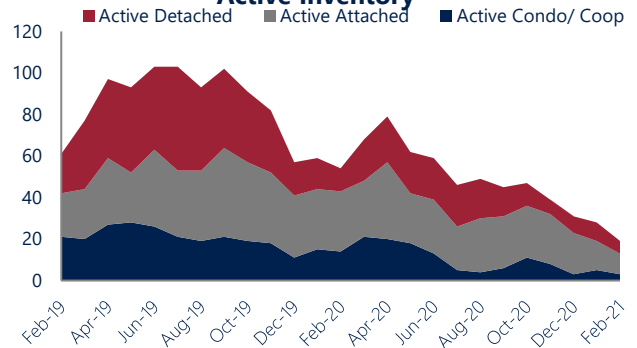
Units Sold

There was an increase in total units sold in February, with 45 sold this month in Manassas City versus 37 last month, an increase of 22%. This month's total units sold was higher than at this time last year, an increase of 10% versus February 2020.

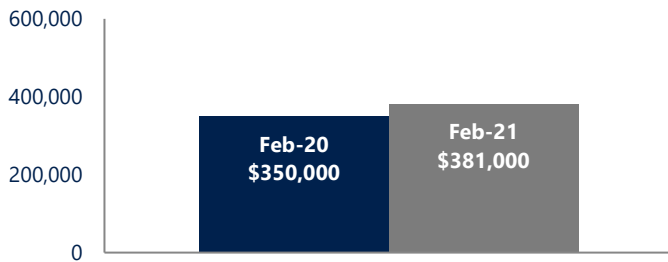
Active Inventory

Versus last year, the total number of homes available this month is lower by 35 units or 65%. The total number of active inventory this February was 19 compared to 54 in February 2020. This month's total of 19 is lower than the previous month's total supply of available inventory of 28, a decrease of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Manassas City Homes was \$350,000. This February, the median sale price was \$381,000, an increase of 9% or \$31,000 compared to last year. The current median sold price is 15% 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.



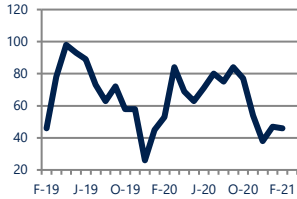
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

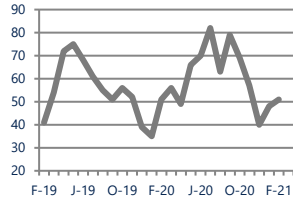
46



Down -13%
Vs. Year Ago

Current Contracts

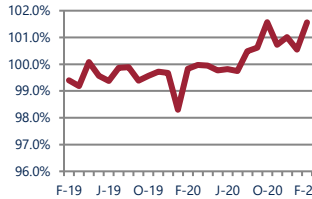
51



No Change
Vs. Year Ago

Sold Vs. List Price

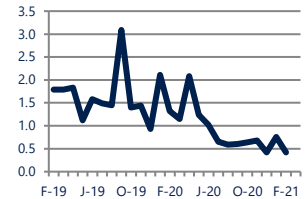
101.6%



Up 1.7%
Vs. Year Ago

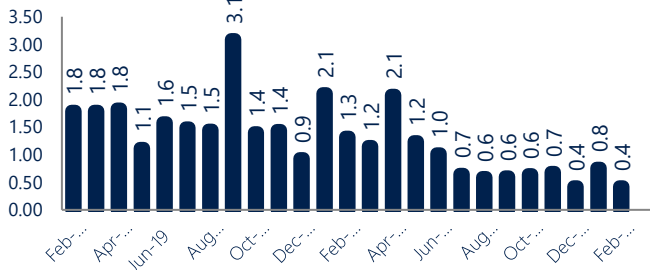
Months of Supply

0.4



Down -68%
Vs. Year Ago

Months Of Supply



Months of Supply

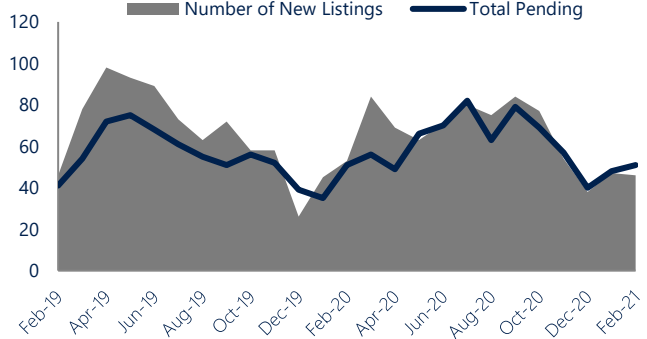
In February, there was 0.4 months of supply available in Manassas City, compared to 1.3 in February 2020. That is a decrease of 68% versus a year ago.

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.

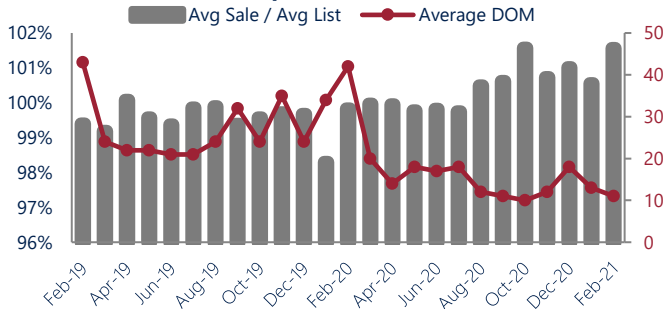
New Listings & Current Contracts

This month there were 46 homes newly listed for sale in Manassas City compared to 53 in February 2020, a decrease of 13%. There were 51 current contracts pending sale this February, consistent with the volume a year ago. The number of current contracts is 6% higher than last month.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Manassas City was 101.6% of the average list price, which is 1.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 11, lower than the average last year, which was 42, a decrease of 74%.



*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.
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