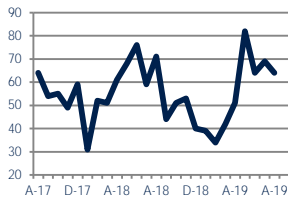


Units Sold

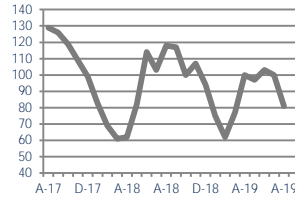
64



Down -10%
Vs. Year Ago

Active Inventory

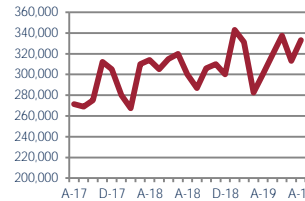
81



Down -31%
Vs. Year Ago

Median Sale Price

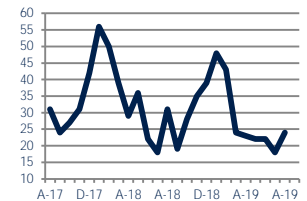
\$332,995



Up 11%
Vs. Year Ago

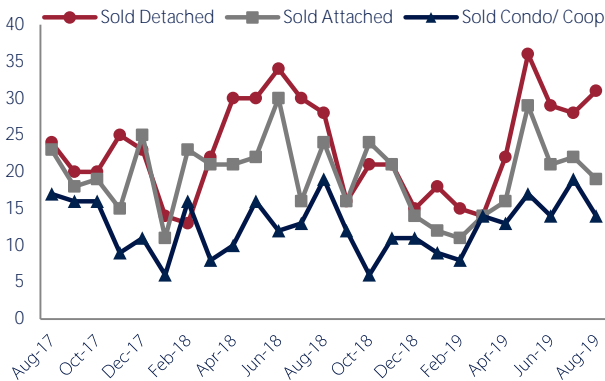
Days On Market

24



Down -23%
Vs. Year Ago

Units Sold*



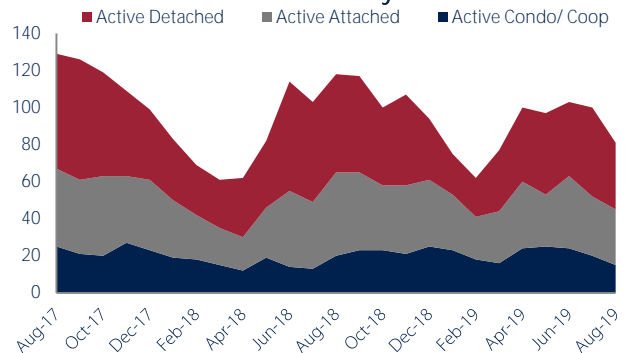
Units Sold

There was a decrease in total units sold in August, with 64 sold this month in Manassas City versus 69 last month, a decrease of 7%. This month's total units sold was lower than at this time last year, a decrease of 10% versus August 2018.

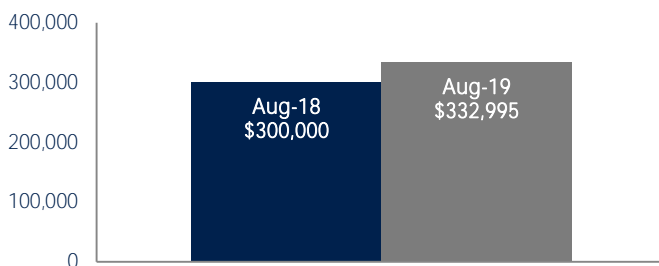
Active Inventory

Versus last year, the total number of homes available this month is lower by 37 units or 31%. The total number of active inventory this August was 81 compared to 118 in August 2018. This month's total of 81 is lower than the previous month's total supply of available inventory of 100, a decrease of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Manassas City Homes was \$300,000. This August, the median sale price was \$332,995, an increase of 11% or \$32,995 compared to last year. The current median sold price is 6% higher than in July.

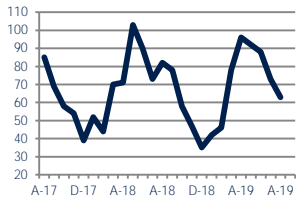
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



*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

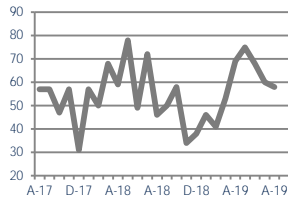
63



Down -23%
Vs. Year Ago

Current Contracts

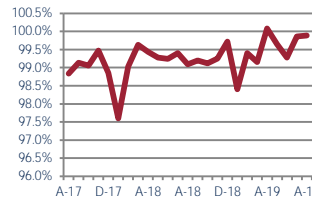
58



Up 26%
Vs. Year Ago

Sold Vs. List Price

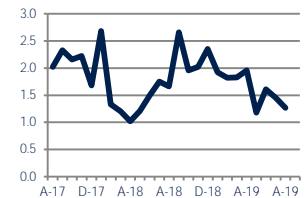
99.9%



Up 0.8%
Vs. Year Ago

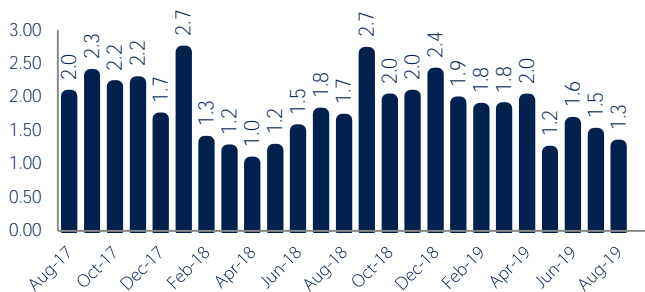
Months of Supply

1.3



Down -23%
Vs. Year Ago

Months Of Supply



Months of Supply

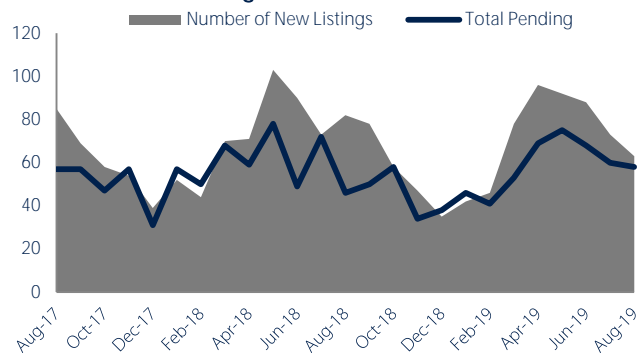
In August, there was 1.3 months of supply available in Manassas City, compared to 1.7 in August 2018. That is a decrease of 24% versus a year ago.

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.

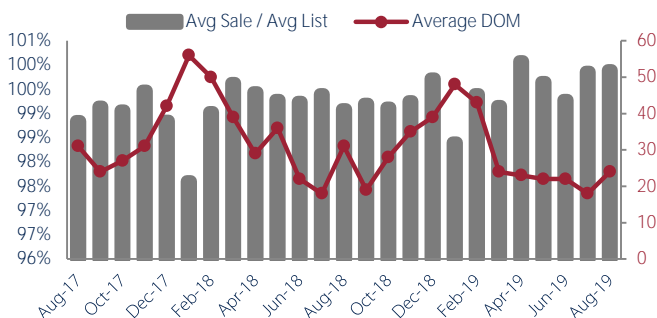
New Listings & Current Contracts

This month there were 63 homes newly listed for sale in Manassas City compared to 82 in August 2018, a decrease of 23%. There were 58 current contracts pending sale this August compared to 46 a year ago. The number of current contracts is 26% higher than last August.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In August, the average sale price in Manassas City was 99.9% of the average list price, which is 0.8% higher than at this time last year.

Days On Market

This month, the average number of days on market was 24, lower than the average last year, which was 31, a decrease of 23%.



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