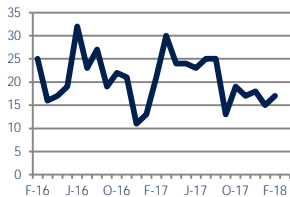




Units Sold

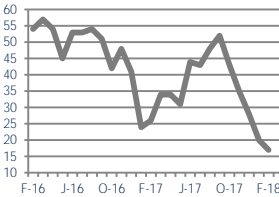
17



Down -19%
Vs. Year Ago

Active Inventory

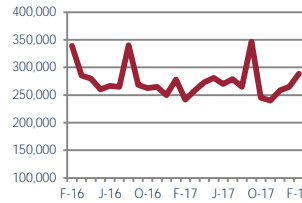
17



Down -35%
Vs. Year Ago

Median Sale Price

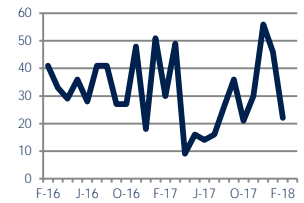
\$288,900



Up 19%
Vs. Year Ago

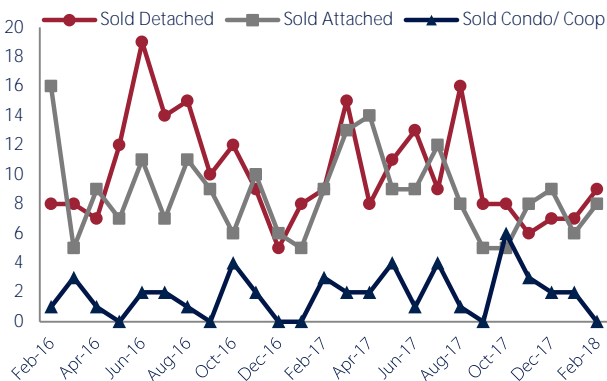
Days On Market

22



Down -27%
Vs. Year Ago

Units Sold*



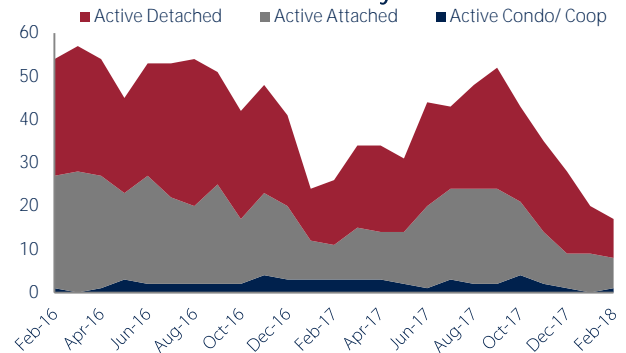
Units Sold

There was an increase in total units sold in February, with 17 sold this month in Manassas Park City versus 15 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 19% versus February 2017.

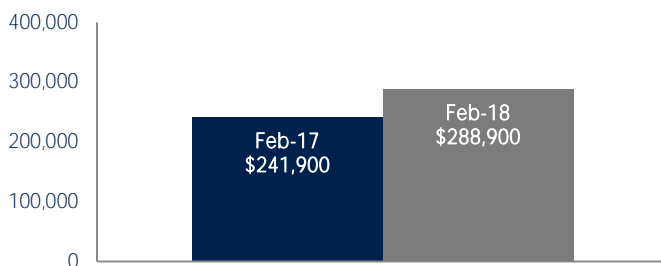
Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 35%. The total number of active inventory this February was 17 compared to 26 in February 2017. This month's total of 17 is lower than the previous month's total supply of available inventory of 20, a decrease of 15%.

Active Inventory*



Median Sale Price



Median Sale Price

Last February, the median sale price for Manassas Park City Homes was \$241,900. This February, the median sale price was \$288,900, an increase of 19% or \$47,000 compared to last year. The current median sold price is 9% 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.



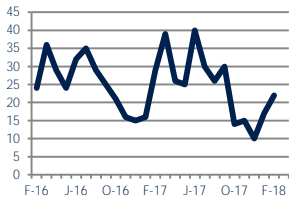
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

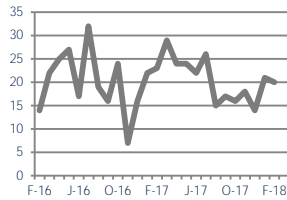
22



Down -24%
Vs. Year Ago

Current Contracts

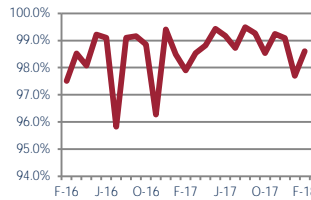
20



Down -13%
Vs. Year Ago

Sold Vs. List Price

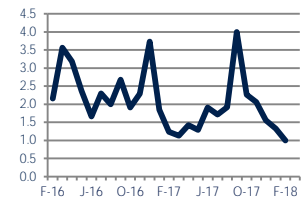
98.6%



Up 0.7%
Vs. Year Ago

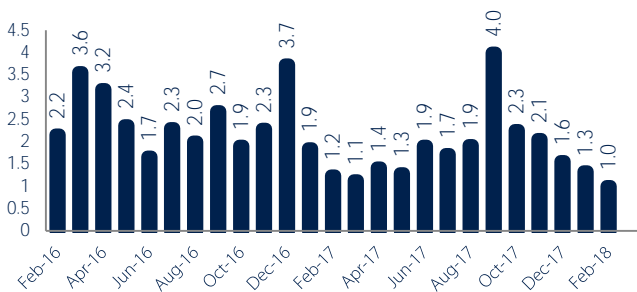
Months of Supply

1.0



Down -19%
Vs. Year Ago

Months Of Supply



Months of Supply

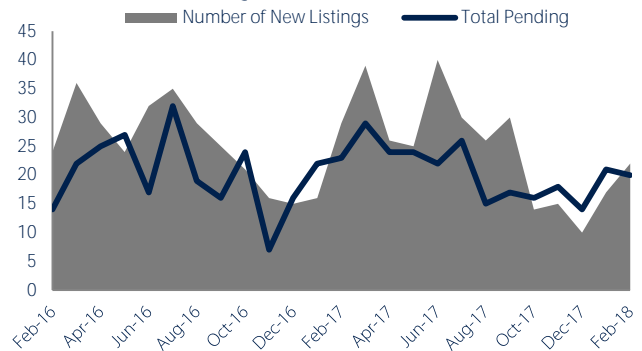
In February, there was 1.0 months of supply available in Manassas Park City, compared to 1.2 in February 2017. That is a decrease of 19% versus a year ago.

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.

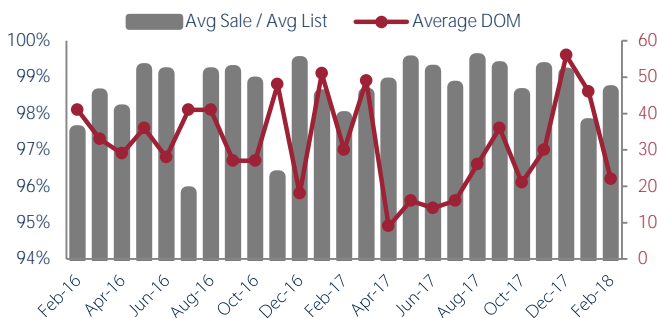
New Listings & Current Contracts

This month there were 22 homes newly listed for sale in Manassas Park City compared to 29 in February 2017, a decrease of 24%. There were 20 current contracts pending sale this February compared to 23 a year ago. The number of current contracts is 13% lower than last February.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In February, the average sale price in Manassas Park City was 98.6% of the average list price, which is 0.7% higher than at this time last year.

Days On Market

This month, the average number of days on market was 22, lower than the average last year, which was 30, a decrease of 27%.



*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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