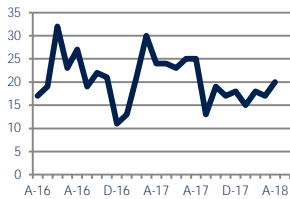




Units Sold

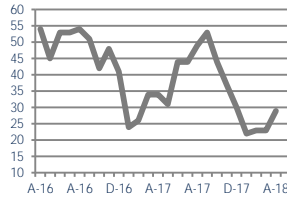
20



Down -17%
Vs. Year Ago

Active Inventory

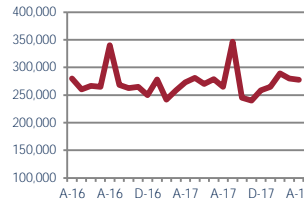
29



Down -15%
Vs. Year Ago

Median Sale Price

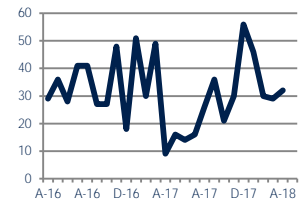
\$277,500



Up 2%
Vs. Year Ago

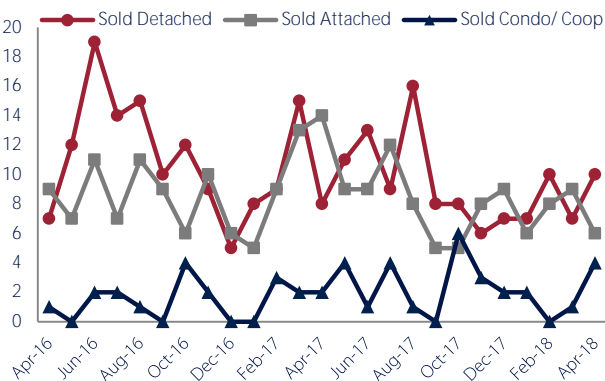
Days On Market

32



Up
Vs. Year Ago

Units Sold*



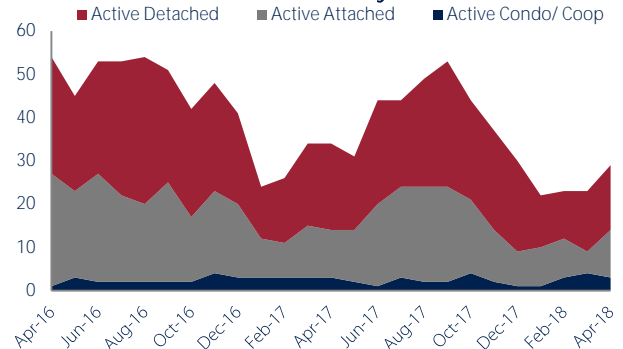
Units Sold

There was an increase in total units sold in April, with 20 sold this month in Manassas Park City versus 17 last month, an increase of 18%. This month's total units sold was lower than at this time last year, a decrease of 17% versus April 2017.

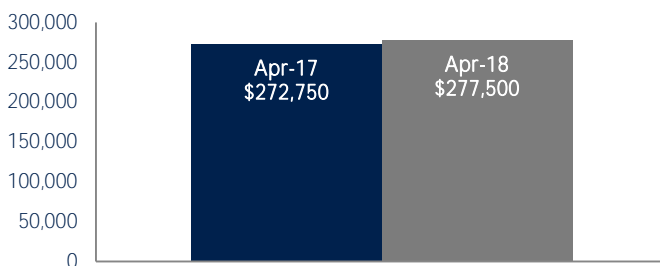
Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 15%. The total number of active inventory this April was 29 compared to 34 in April 2017. This month's total of 29 is higher than the previous month's total supply of available inventory of 23, an increase of 26%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Manassas Park City Homes was \$272,750. This April, the median sale price was \$277,500, an increase of 2% or \$4,750 compared to last year. The current median sold price is 1% lower than in March.

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

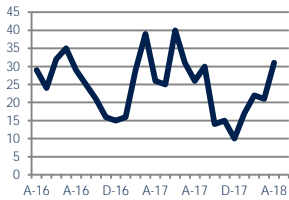


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

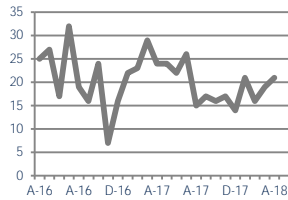
31



Up 19%
Vs. Year Ago

Current Contracts

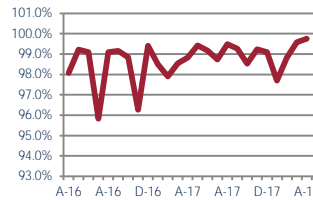
21



Down -13%
Vs. Year Ago

Sold Vs. List Price

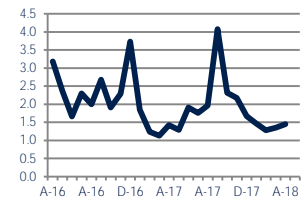
99.8%



Up 1%
Vs. Year Ago

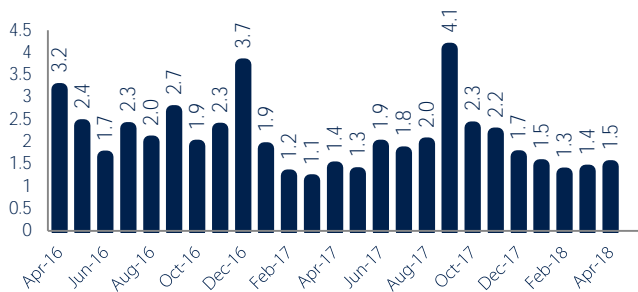
Months of Supply

1.5



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

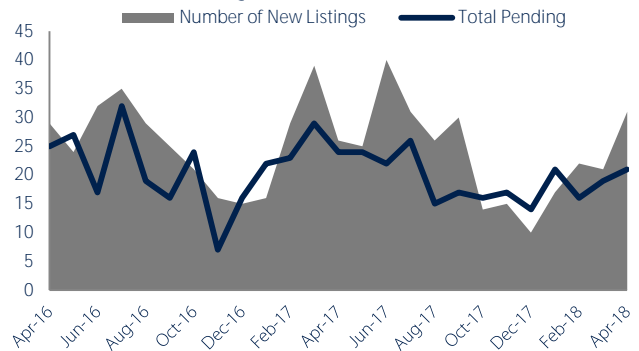
In April, there was 1.5 months of supply available in Manassas Park City. The amount of supply is similar compared to a year ago.

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.

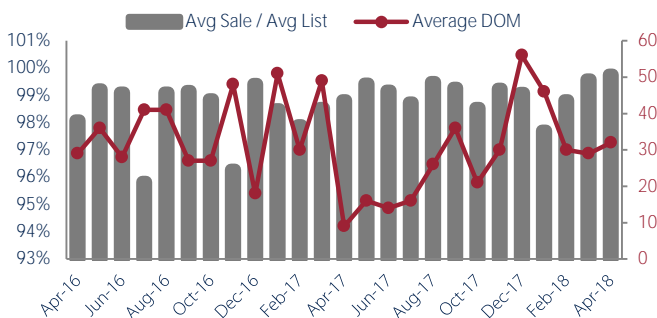
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Manassas Park City compared to 26 in April 2017, an increase of 19%. There were 21 current contracts pending sale this April compared to 24 a year ago. The number of current contracts is 13% lower than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Manassas Park City was 99.8% of the average list price, which is 0.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 32, higher than the average last year, which was 9. This increase was impacted by the limited number of sales.



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