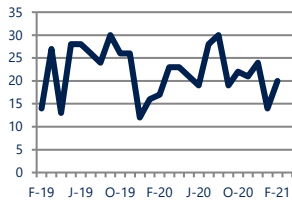


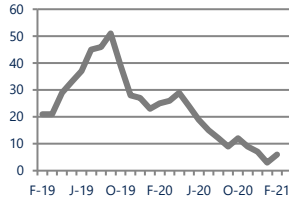


Units Sold
20



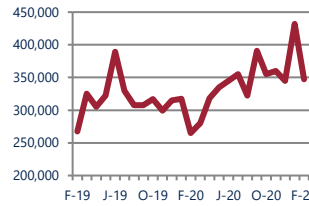
Up
Vs. Year Ago

Active Inventory
6



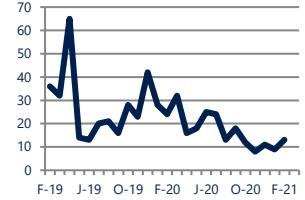
Down -76%
Vs. Year Ago

Median Sale Price
\$347,500



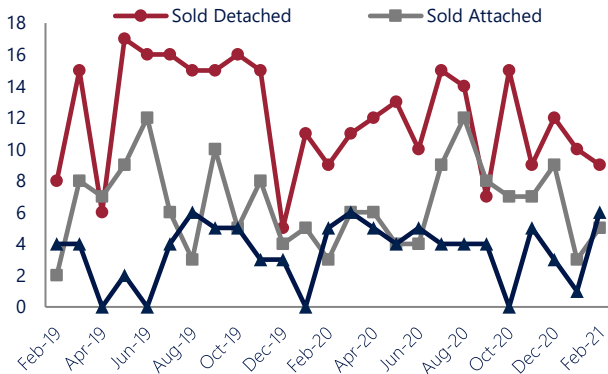
Up
Vs. Year Ago

Days On Market
13



Down -46%
Vs. Year Ago

Units Sold*



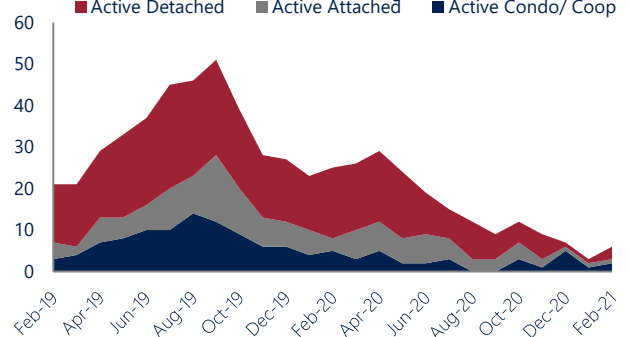
Units Sold

With relatively few transactions, there was an increase in total units sold in February, with 20 sold this month in Manassas Park City. This month's total units sold was higher than at this time last year, an increase from February 2020.

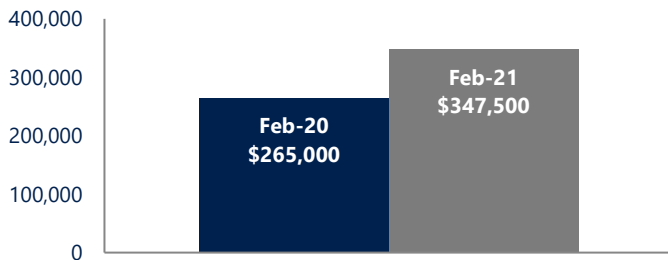
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 76%. The total number of active inventory this February was 6 compared to 25 in February 2020. This month's total of 6 is higher than the previous month's total supply of available inventory of 3, an increase of 100%.

Active Inventory*



Median Sale Price



Median Sale Price

Due to the relatively small number of units sold, the median sale price showed significant change this month. Last February, the median sale price for Manassas Park City Homes was \$265,000. This February, the median sale price was \$347,500, an increase of \$82,500 compared to last year. The current median sold price is lower 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.



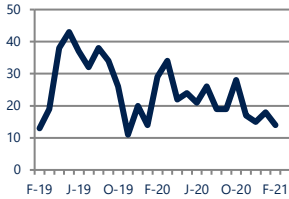
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

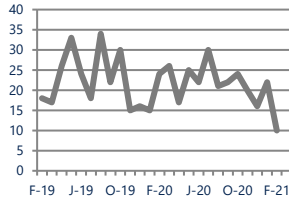
14



Down -52%
Vs. Year Ago

Current Contracts

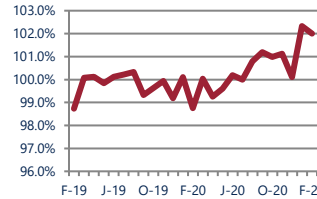
10



Down -58%
Vs. Year Ago

Sold Vs. List Price

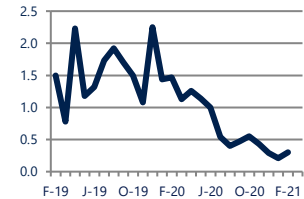
102.0%



Up 3.3%
Vs. Year Ago

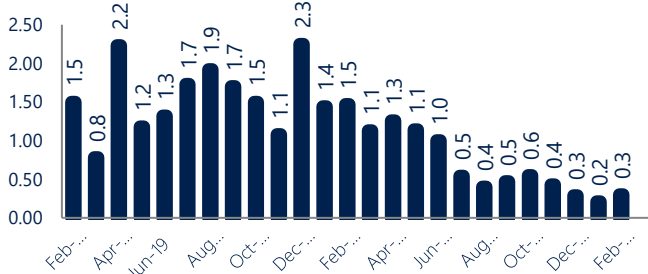
Months of Supply

0.3



Down -80%
Vs. Year Ago

Months Of Supply



Months of Supply

In February, there was 0.3 months of supply available in Manassas Park City, compared to 1.5 in February 2020. That is a decrease of 80% versus a year ago.

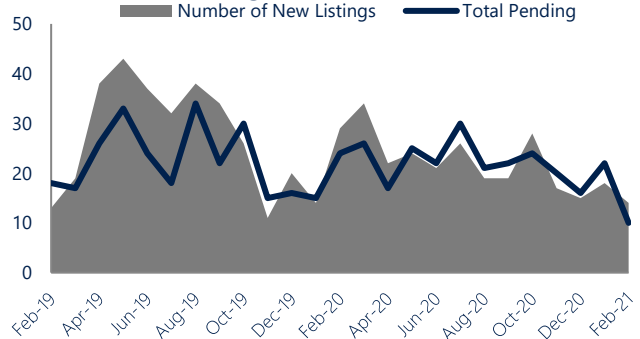
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

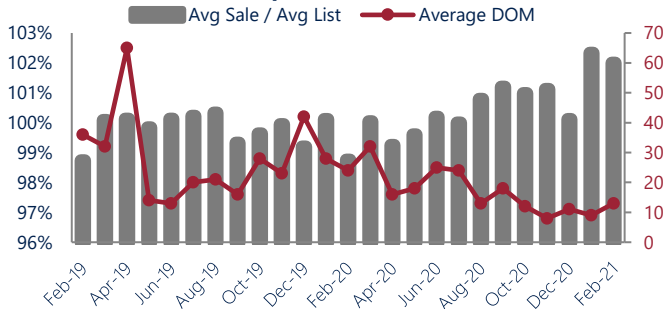
This month there were 14 homes newly listed for sale in Manassas Park City compared to 29 in February 2020, a decrease of 52%.

There were 10 current contracts pending sale this February compared to 24 a year ago. The number of current contracts is 58% 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 102.0% of the average list price, which is 3.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 24, a decrease of 46%.



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