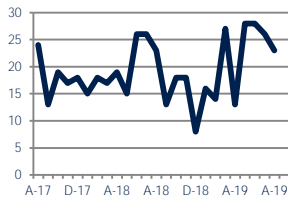


Units Sold

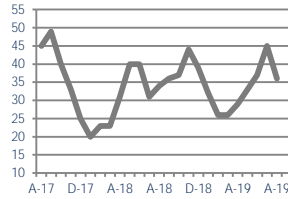
23



No Change
Vs. Year Ago

Active Inventory

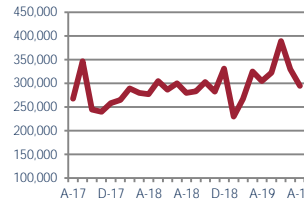
36



Up 6%
Vs. Year Ago

Median Sale Price

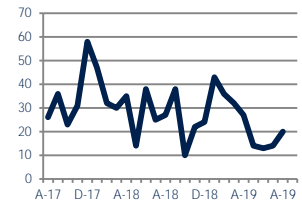
\$295,000



Up 5%
Vs. Year Ago

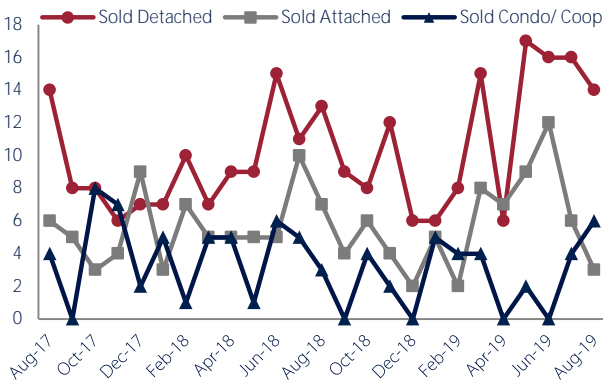
Days On Market

20



Down -26%
Vs. Year Ago

Units Sold*



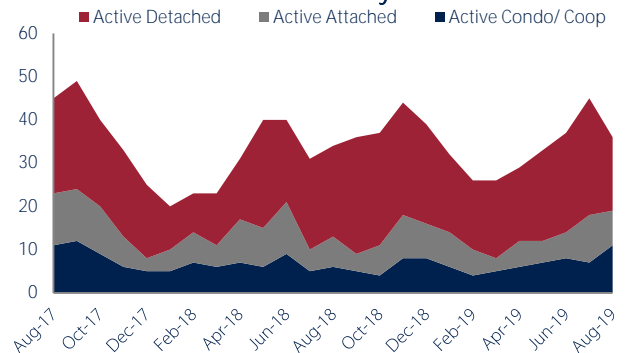
Units Sold

There was a decrease in total units sold in August, with 23 sold this month in Manassas Park City, a decrease of 12%. This month's total units sold is similar compared to a year ago.

Active Inventory

Versus last year, the total number of homes available this month is higher by 2 units or 6%. The total number of active inventory this August was 36 compared to 34 in August 2018. This month's total of 36 is lower than the previous month's total supply of available inventory of 45, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last August, the median sale price for Manassas Park City Homes was \$279,900. This August, the median sale price was \$295,000, an increase of 5% or \$15,100 compared to last year. The current median sold price is 10% lower 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.



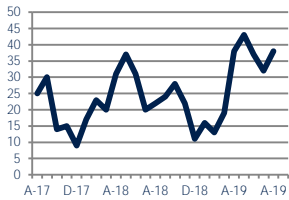
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

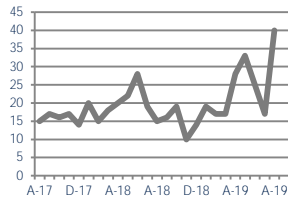
38



Up 73%
Vs. Year Ago

Current Contracts

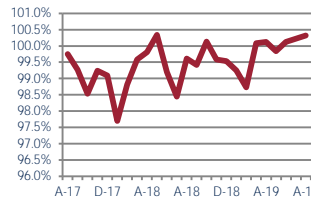
40



Up 167%
Vs. Year Ago

Sold Vs. List Price

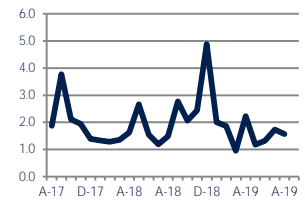
100.3%



Up 0.7%
Vs. Year Ago

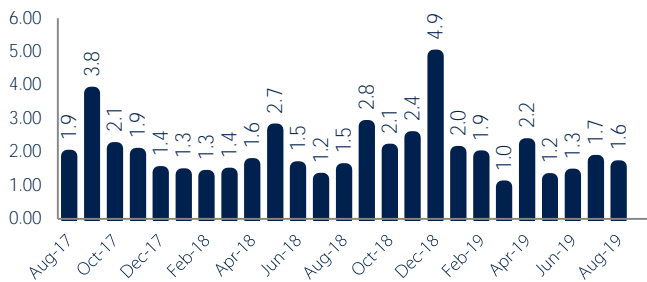
Months of Supply

1.6



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

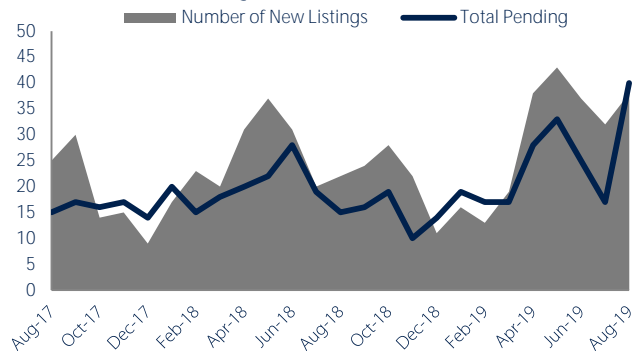
In August, there was 1.6 months of supply available in Manassas Park City. The amount of supply is similar compared to a year ago.

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.

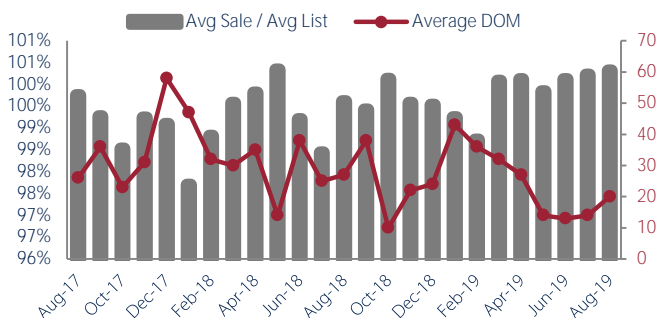
New Listings & Current Contracts

This month there were 38 homes newly listed for sale in Manassas Park City compared to 22 in August 2018, an increase of 73%. There were 40 current contracts pending sale this August compared to 15 a year ago. The number of current contracts is 167% 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 Park City was 100.3% 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 20, lower than the average last year, which was 27, a decrease of 26%.



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