

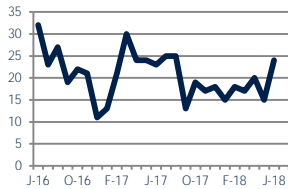


# The Long & Foster Market Minute™

Focus On: Manassas Park City Housing Market

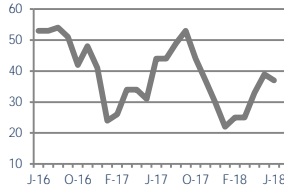
June 2018

**Units Sold**  
24



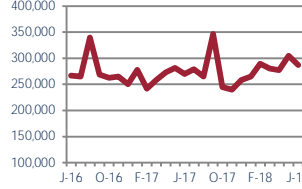
Up  
Vs. Year Ago

**Active Inventory**  
37



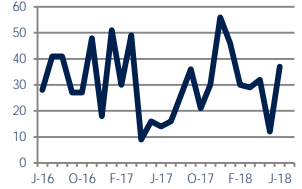
Down -16%  
Vs. Year Ago

**Median Sale Price**  
\$286,950



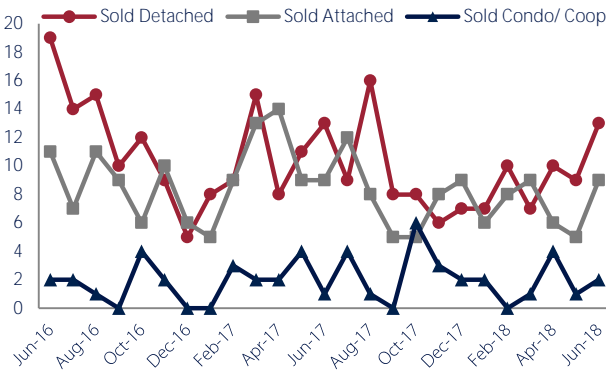
Up 6%  
Vs. Year Ago

**Days On Market**  
37



Up  
Vs. Year Ago

## Units Sold\*



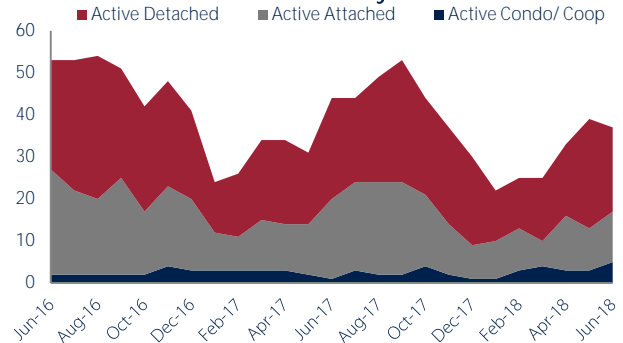
## Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 24 sold this month in Manassas Park City. This month's total units sold was higher than at this time last year, an increase from June 2017.

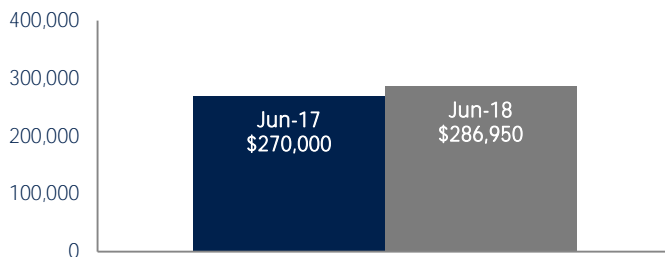
## Active Inventory

Versus last year, the total number of homes available this month is lower by 7 units or 16%. The total number of active inventory this June was 37 compared to 44 in June 2017. This month's total of 37 is lower than the previous month's total supply of available inventory of 39, a decrease of 5%.

## Active Inventory\*



## Median Sale Price



## Median Sale Price

Last June, the median sale price for Manassas Park City Homes was \$270,000. This June, the median sale price was \$286,950, an increase of 6% or \$16,950 compared to last year. The current median sold price is 6% lower than in May.

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



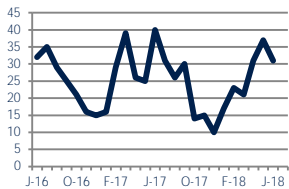
\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

**New Listings**

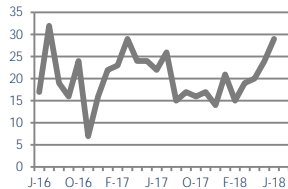
31



Down -22%  
Vs. Year Ago

**Current Contracts**

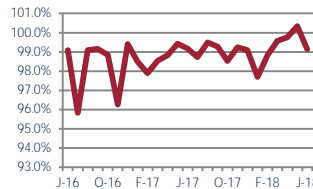
29



Up 32%  
Vs. Year Ago

**Sold Vs. List Price**

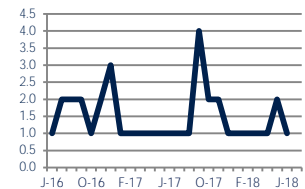
99.1%



No Change  
Vs. Year Ago

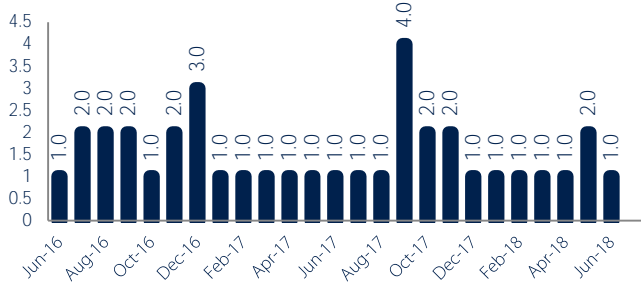
**Months of Supply**

1.0



No Change  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

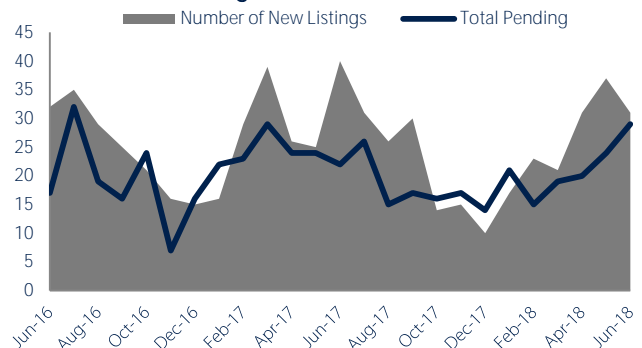
In June, there was 1.5 months of supply available in Manassas Park City, compared to 1.9 in June 2017. That is a decrease of 19% versus a year ago.

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.

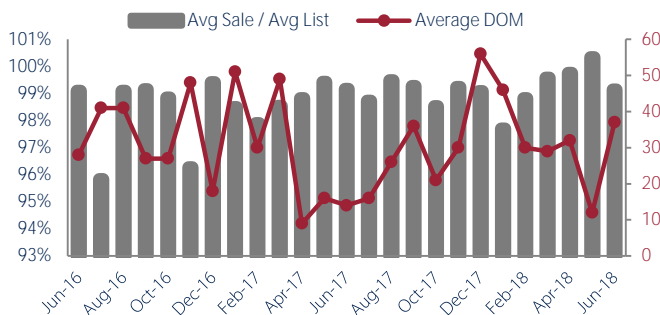
**New Listings & Current Contracts**

This month there were 31 homes newly listed for sale in Manassas Park City compared to 40 in June 2017, a decrease of 23%. There were 29 current contracts pending sale this June compared to 22 a year ago. The number of current contracts is 32% higher than last June.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In June, the average sale price in Manassas Park City was 99.1% of the average list price, which is similar compared to a year ago.

**Days On Market**

This month, the average number of days on market was 37, higher than the average last year, which was 14. This increase was impacted by the limited number of sales.



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