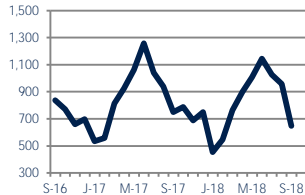


Units Sold

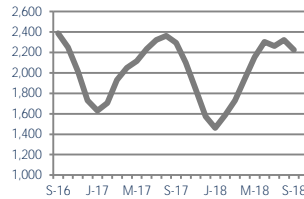
647



Down -14%
Vs. Year Ago

Active Inventory

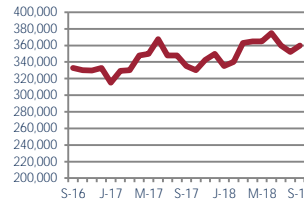
2,224



Down -3%
Vs. Year Ago

Median Sale Price

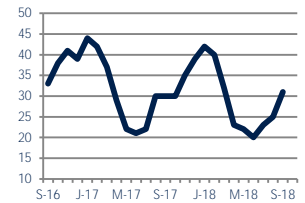
\$360,000



Up 7%
Vs. Year Ago

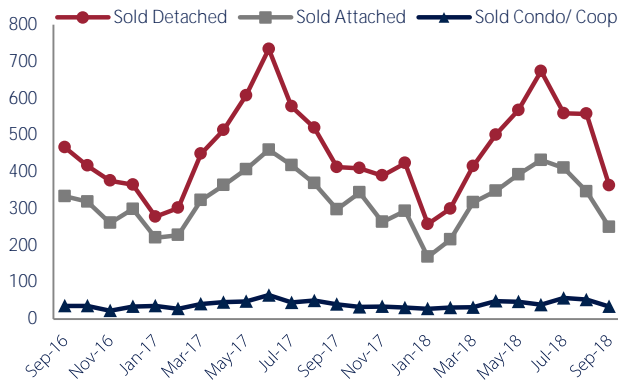
Days On Market

31



Up 3%
Vs. Year Ago

Units Sold*



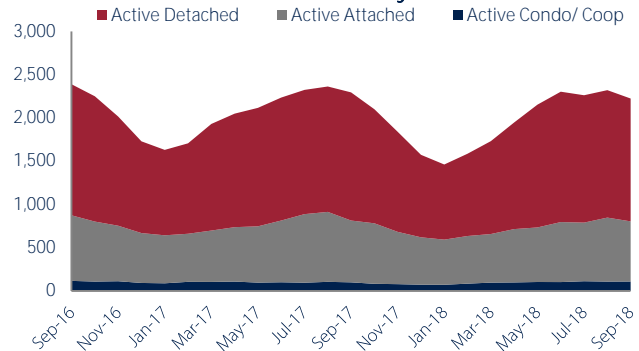
Units Sold

There was a decrease in total units sold in September, with 647 sold this month in Prince William County, Manassas and Manassas Park versus 958 last month, a decrease of 32%. This month's total units sold was lower than at this time last year, a decrease of 14% versus September 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 71 units or 3%. The total number of active inventory this September was 2,224 compared to 2,295 in September 2017. This month's total of 2,224 is lower than the previous month's total supply of available inventory of 2,321, a decrease of 4%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$335,000. This September, the median sale price was \$360,000, an increase of 7% or \$25,000 compared to last year. The current median sold price is 2% higher than in August.

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

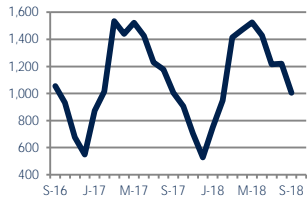


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

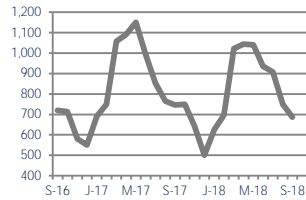
1,006



No Change
Vs. Year Ago

Current Contracts

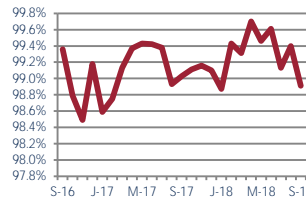
687



Down -8%
Vs. Year Ago

Sold Vs. List Price

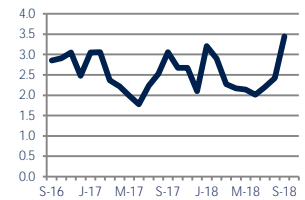
98.9%



No Change
Vs. Year Ago

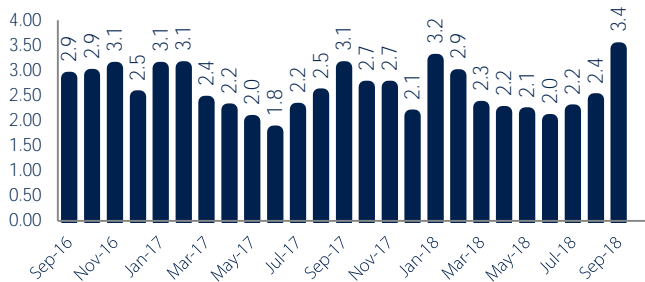
Months of Supply

3.4



Up 12%
Vs. Year Ago

Months Of Supply



Months of Supply

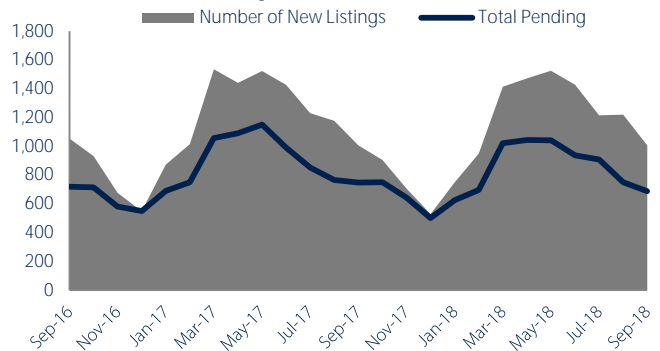
In September, there was 3.4 months of supply available in Prince William County, Manassas and Manassas Park, compared to 3.1 in September 2017. That is an increase of 12% versus a year ago.

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.

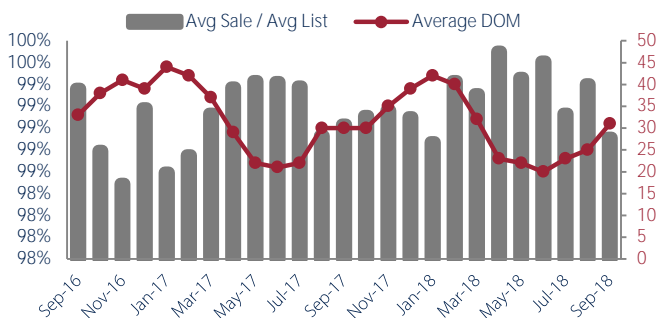
New Listings & Current Contracts

This month there were 1,006 homes newly listed for sale in Prince William County, Manassas and Manassas Park, which is similar to the amount in September 2017. There were 687 current contracts pending sale this September compared to 747 a year ago. The number of current contracts is 8% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Prince William County, Manassas and Manassas Park was 98.9% 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 31, higher than the average last year, which was 30, an increase of 3%.



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