

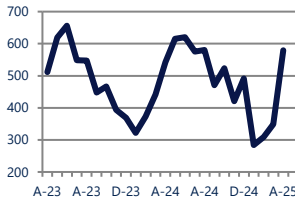
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: PRINCE WILLIAM COUNTY, MANASSAS AND MANASSAS PARK HOUSING MARKET

APRIL 2025

## Units Sold

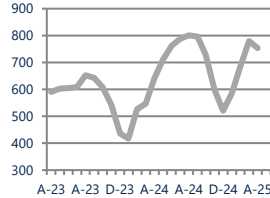
579



Up 7%  
Vs. Year Ago

## Active Inventory

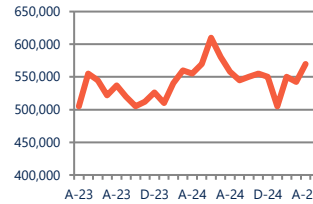
754



Up 18%  
Vs. Year Ago

## Median Sale Price

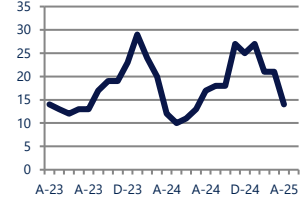
\$570,000



Up 3%  
Vs. Year Ago

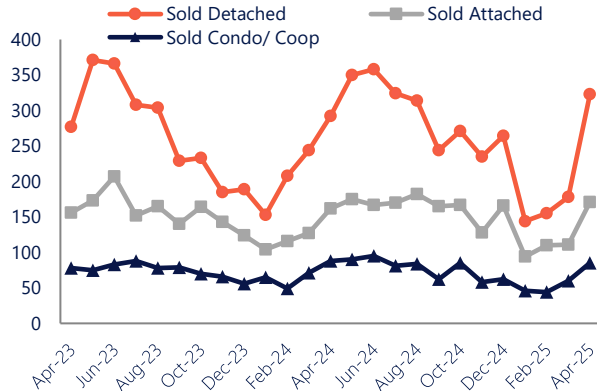
## Days On Market

14



Up 17%  
Vs. Year Ago

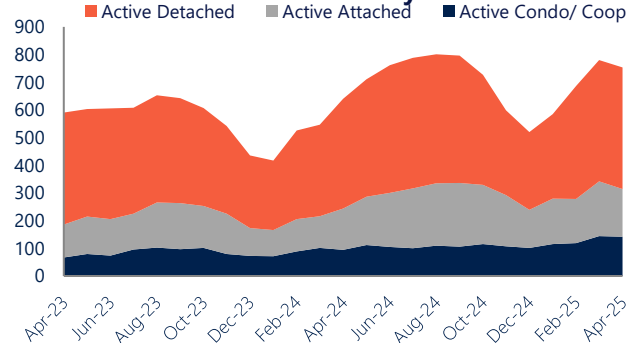
## Units Sold\*



## Units Sold

There was an increase in total units sold in April, with 579 sold this month in Prince William County, Manassas and Manassas Park. This month's total units sold was higher than at this time last year.

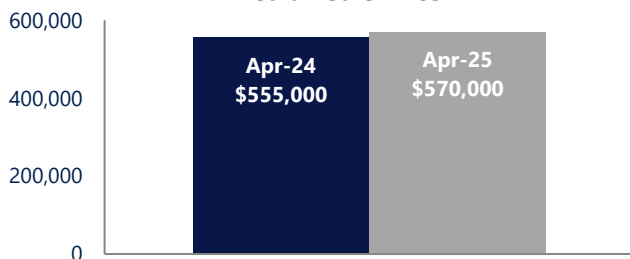
## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 114 units or 18%. The total number of active inventory this April was 754 compared to 640 in April 2024. This month's total of 754 is lower than the previous month's total supply of available inventory of 780, a decrease of 3%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$555,000. This April, the median sale price was \$570,000, an increase of 3% or \$15,000 compared to last year. The current median sold price is 5% higher 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.

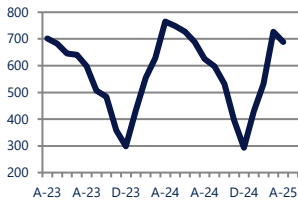
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY, MANASSAS AND MANASSAS PARK HOUSING MARKET**

APRIL 2025

## New Listings

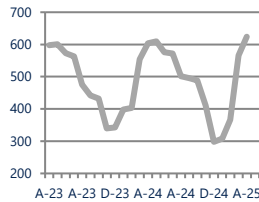
688



**Down -10%**  
Vs. Year Ago

## Current Contracts

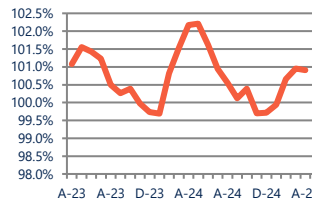
624



**Up 3%**  
Vs. Year Ago

## Sold Vs. List Price

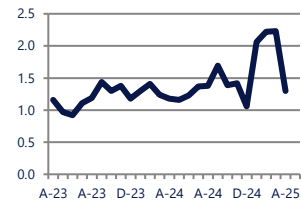
100.9%



**Down -1.2%**  
Vs. Year Ago

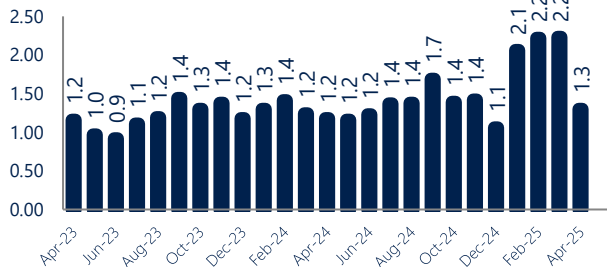
## Months of Supply

1.3



**Up 10%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

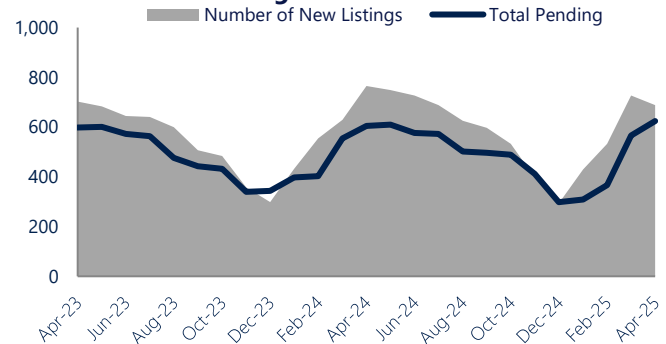
In April, there was 1.3 months of supply available in Prince William County, Manassas and Manassas Park, compared to 1.2 in April 2024. That is an increase of 10% versus a year ago.

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.

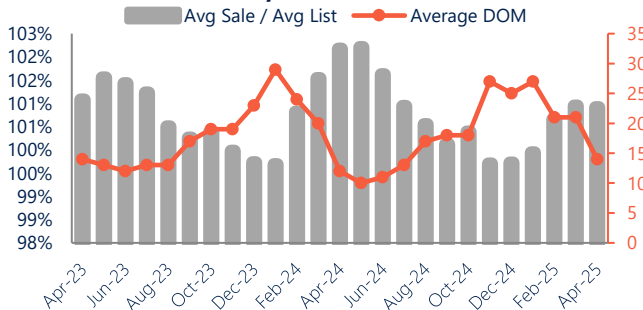
## New Listings & Current Contracts

This month there were 688 homes newly listed for sale in Prince William County, Manassas and Manassas Park compared to 765 in April 2024, a decrease of 10%. There were 624 current contracts pending sale this April compared to 604 a year ago. The number of current contracts is 3% higher 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 Prince William County, Manassas and Manassas Park was 100.9% of the average list price, which is 1.3% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 14, higher than the average last year, which was 12, an increase of 17%.