

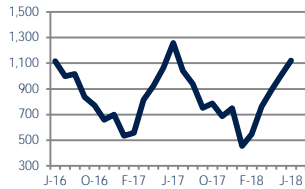


# The Long & Foster Market Minute™

Focus On: Prince William County, Manassas and Manassas Park Housing Market

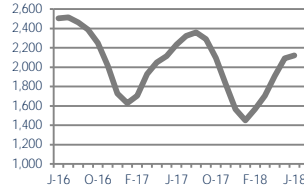
June 2018

**Units Sold**  
1,122



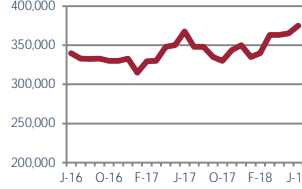
Down -11%  
Vs. Year Ago

**Active Inventory**  
2,122



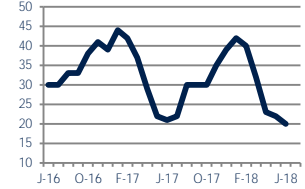
Down -5%  
Vs. Year Ago

**Median Sale Price**  
\$375,000



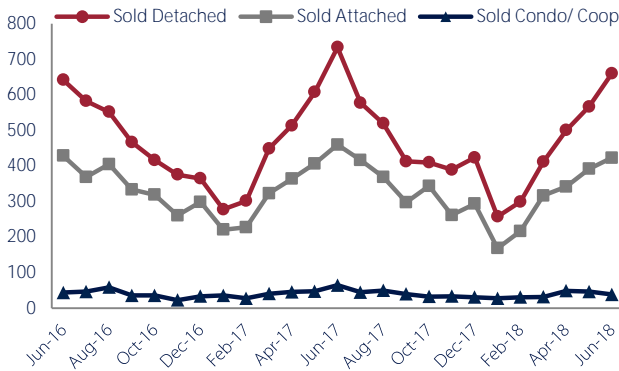
Up 2%  
Vs. Year Ago

**Days On Market**  
20



Down -5%  
Vs. Year Ago

### Units Sold\*



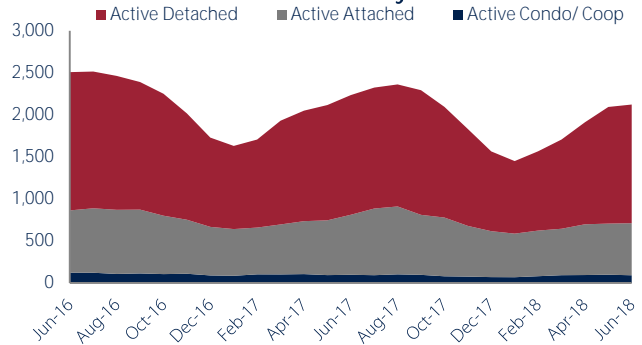
### Units Sold

There was an increase in total units sold in June, with 1,122 sold this month in Prince William County, Manassas and Manassas Park versus 1,006 last month, an increase of 12%. This month's total units sold was lower than at this time last year, a decrease of 11% versus June 2017.

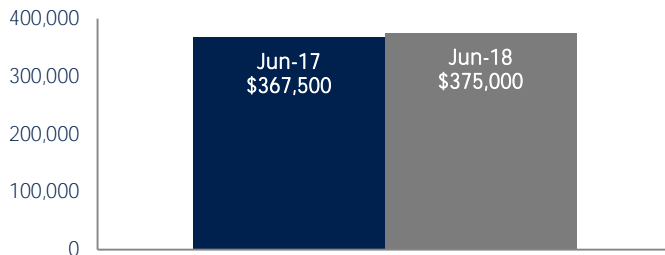
### Active Inventory

Versus last year, the total number of homes available this month is lower by 112 units or 5%. The total number of active inventory this June was 2,122 compared to 2,234 in June 2017. This month's total of 2,122 is higher than the previous month's total supply of available inventory of 2,093, an increase of 1%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last June, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$367,500. This June, the median sale price was \$375,000, an increase of 2% or \$7,500 compared to last year. The current median sold price is 3% higher 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.

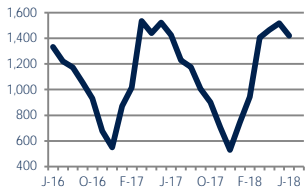


\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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



**New Listings**

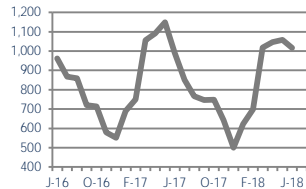
1,421



No Change  
Vs. Year Ago

**Current Contracts**

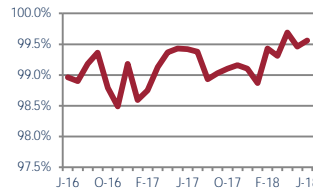
1,016



Up 2%  
Vs. Year Ago

**Sold Vs. List Price**

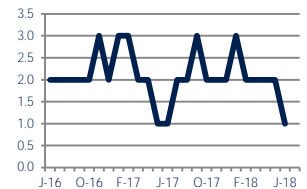
99.6%



No Change  
Vs. Year Ago

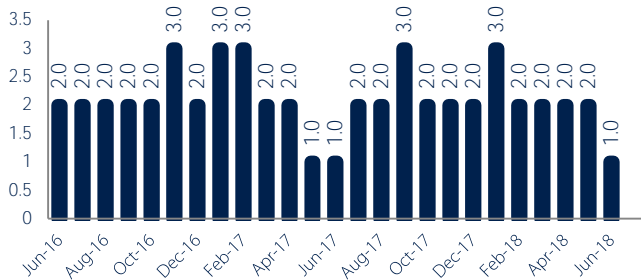
**Months of Supply**

1.0



No Change  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

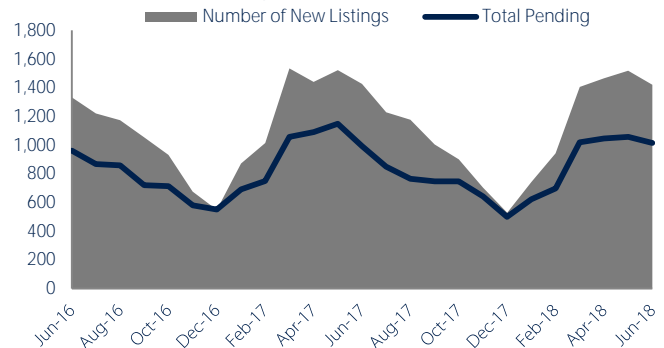
In June, there was 1.9 months of supply available in Prince William County, Manassas and Manassas Park, compared to 1.8 in June 2017. That is an increase of 7% versus a year ago.

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.

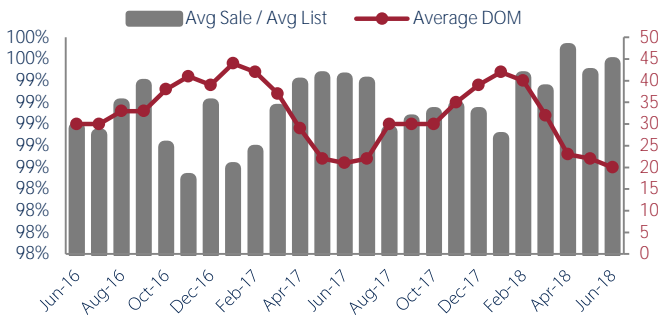
**New Listings & Current Contracts**

This month there were 1,421 homes newly listed for sale in Prince William County, Manassas and Manassas Park, which is similar to the amount in June 2017. There were 1,016 current contracts pending sale this June compared to 992 a year ago. The number of current contracts is 2% 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 Prince William County, Manassas and Manassas Park was 99.6% 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 20, lower than the average last year, which was 21, a decrease of 5%.



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