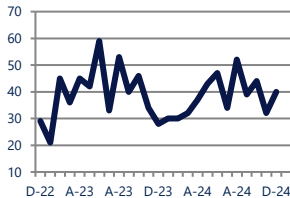


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS CITY HOUSING MARKET** DECEMBER 2024

Units Sold

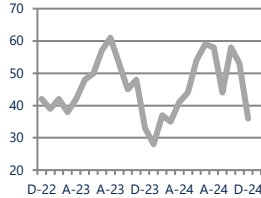
40



Up
Vs. Year Ago

Active Inventory

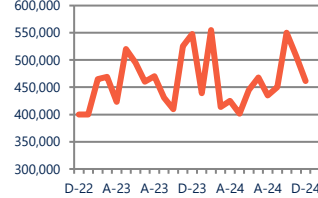
36



Up 9%
Vs. Year Ago

Median Sale Price

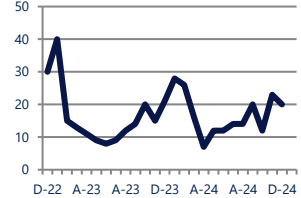
\$461,500



Down -16%
Vs. Year Ago

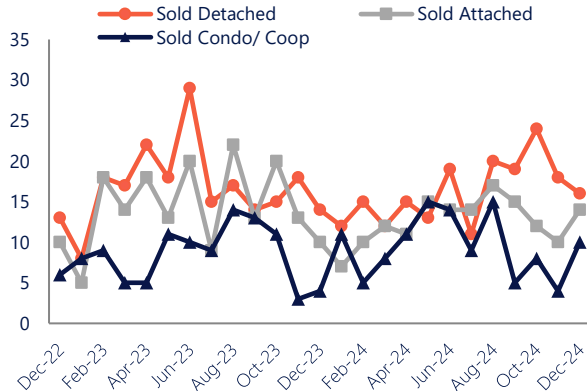
Days On Market

20



Down -5%
Vs. Year Ago

Units Sold*



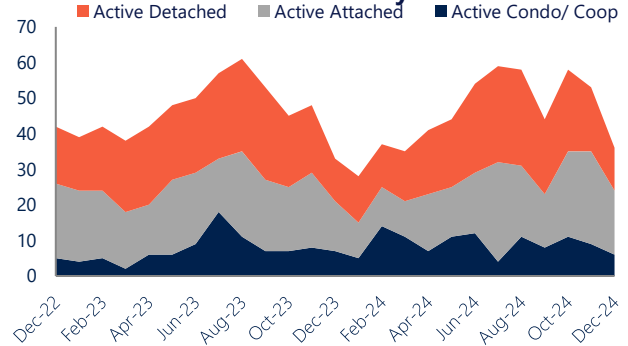
Units Sold

There was an increase in total units sold in December, with 40 sold this month in Manassas City. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is higher by 3 units or 9%. The total number of active inventory this December was 36 compared to 33 in December 2023. This month's total of 36 is lower than the previous month's total supply of available inventory of 53, a decrease of 32%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Manassas City Homes was \$548,000. This December, the median sale price was \$461,500, a decrease of 16% or \$86,500 compared to last year. The current median sold price is 9% lower than in November.

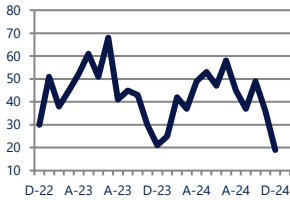
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS CITY HOUSING MARKET** DECEMBER 2024

New Listings

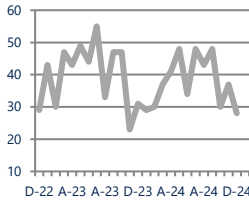
19



Down -10%
Vs. Year Ago

Current Contracts

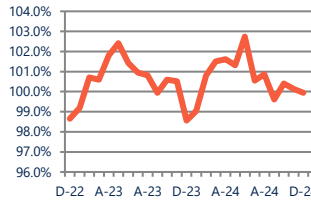
28



Down -10%
Vs. Year Ago

Sold Vs. List Price

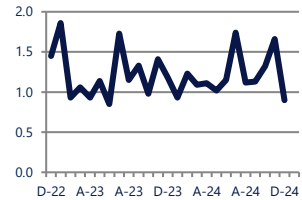
99.9%



Up 1.4%
Vs. Year Ago

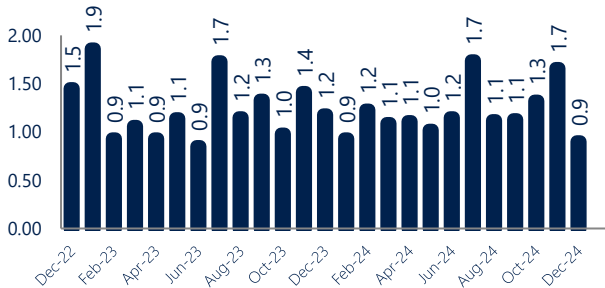
Months of Supply

0.9



Down -24%
Vs. Year Ago

Months Of Supply



Months of Supply

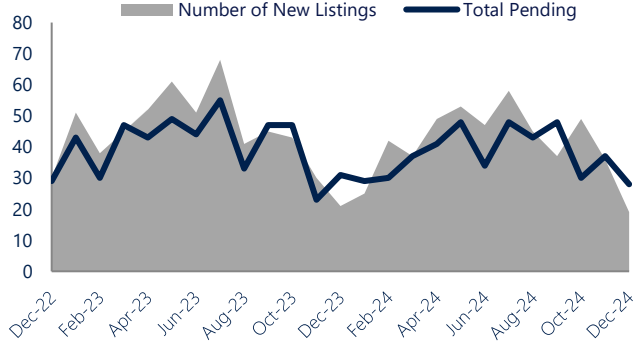
In December, there was 0.9 months of supply available in Manassas City, compared to 1.2 in December 2023. That is a decrease of 24% versus a year ago.

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.

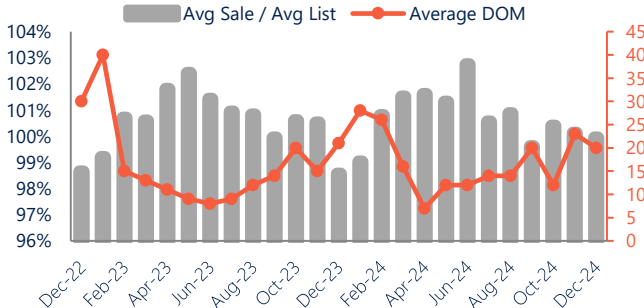
New Listings & Current Contracts

This month there were 19 homes newly listed for sale in Manassas City compared to 21 in December 2023, a decrease of 10%. There were 28 current contracts pending sale this December compared to 31 a year ago. The number of current contracts is 10% lower than last December.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In December, the average sale price in Manassas City was 99.9% of the average list price, which is 1.4% 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 21, a decrease of 5%.