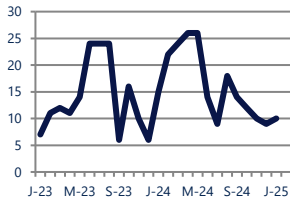


# THE LONG & FOSTER MARKET MINUTE™

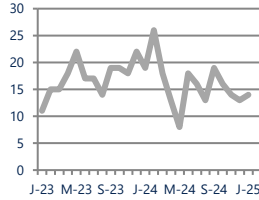
FOCUS ON: **MANASSAS PARK CITY HOUSING MARKET** JANUARY 2025

## Units Sold 10



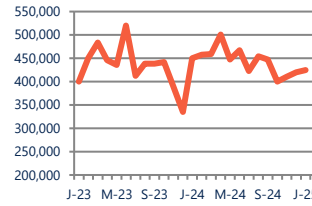
**Down -33%**  
Vs. Year Ago

## Active Inventory 14



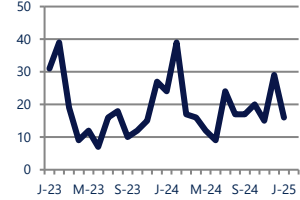
**Down -26%**  
Vs. Year Ago

## Median Sale Price \$425,000



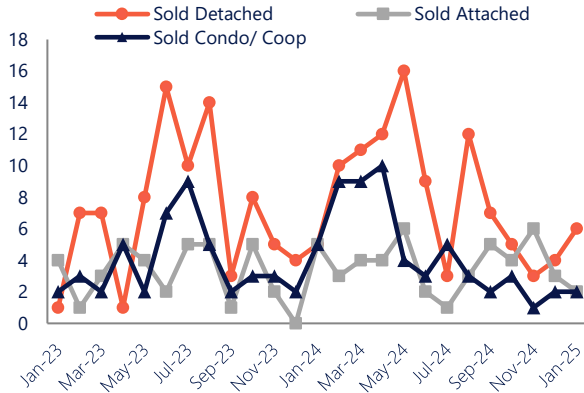
**Down -6%**  
Vs. Year Ago

## Days On Market 16



**Down -33%**  
Vs. Year Ago

### Units Sold\*



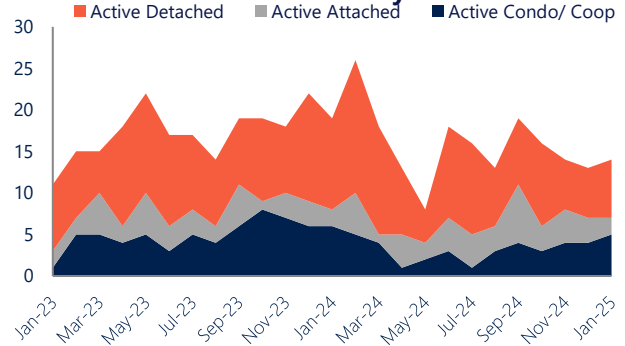
## Units Sold

There was an increase in total units sold in January, with 10 sold this month in Manassas Park City versus 9 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 33% versus January 2024.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 5 units or 26%. The total number of active inventory this January was 14 compared to 19 in January 2024. This month's total of 14 is higher than the previous month's total supply of available inventory of 13, an increase of 8%.

### Active Inventory\*



### Median Sale Price



## Median Sale Price

Last January, the median sale price for Manassas Park City Homes was \$450,000. This January, the median sale price was \$425,000, a decrease of 6% or \$25,000 compared to last year. The current median sold price is 1% higher than in December.

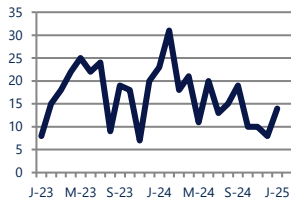
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS PARK CITY HOUSING MARKET** JANUARY 2025

## New Listings

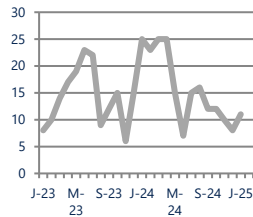
14



**Down -39%**  
Vs. Year Ago

## Current Contracts

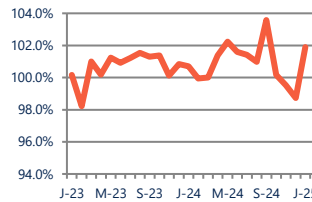
11



**Down -56%**  
Vs. Year Ago

## Sold Vs. List Price

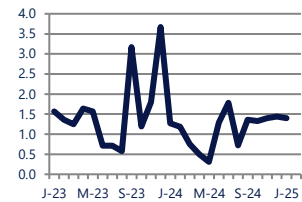
101.9%



**Up 1.2%**  
Vs. Year Ago

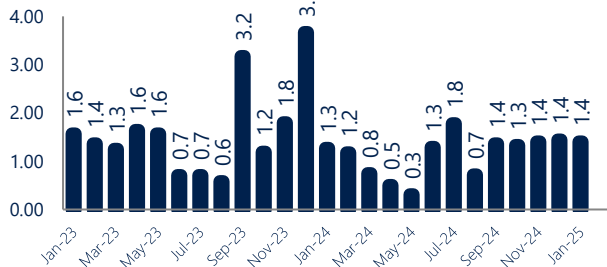
## Months of Supply

1.4



**Up 10%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

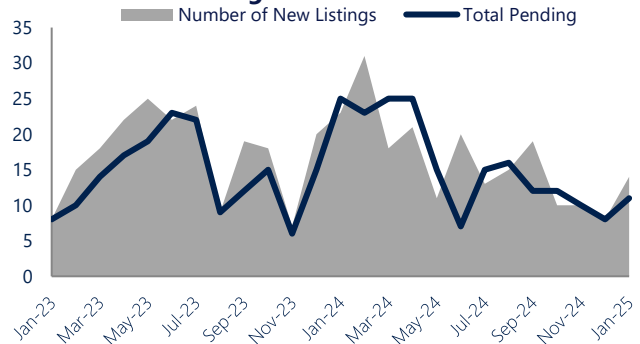
In January, there was 1.4 months of supply available in Manassas Park City, compared to 1.3 in January 2024. That is an increase of 11% versus a year ago.

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.

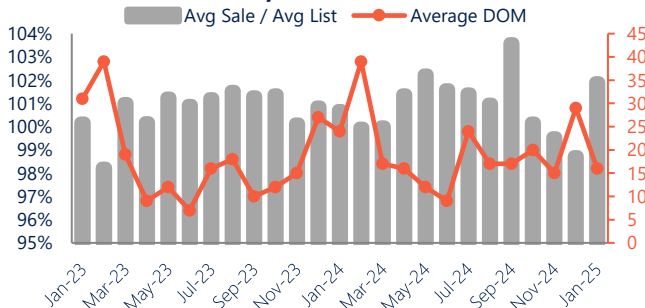
## New Listings & Current Contracts

This month there were 14 homes newly listed for sale in Manassas Park City compared to 23 in January 2024, a decrease of 39%. There were 11 current contracts pending sale this January compared to 25 a year ago. The number of current contracts is 56% lower than last January.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In January, the average sale price in Manassas Park City was 101.9% of the average list price, which is 1.2% higher than at this time last year.

## Days On Market

This month, the average number of days on market was 16, lower than the average last year, which was 24, a decrease of 33%.