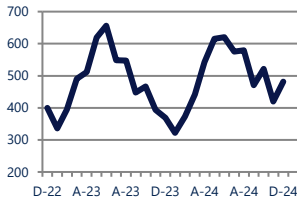


THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: PRINCE WILLIAM COUNTY, MANASSAS AND MANASSAS PARK HOUSING MARKET DECEMBER 2024

Units Sold

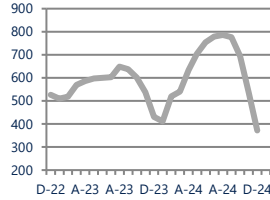
482



Up 31%
Vs. Year Ago

Active Inventory

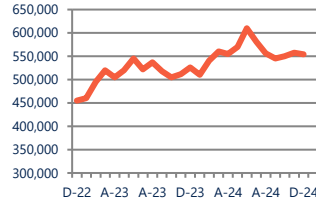
372



Down -14%
Vs. Year Ago

Median Sale Price

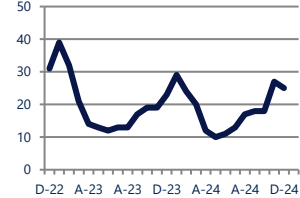
\$554,000



Up 5%
Vs. Year Ago

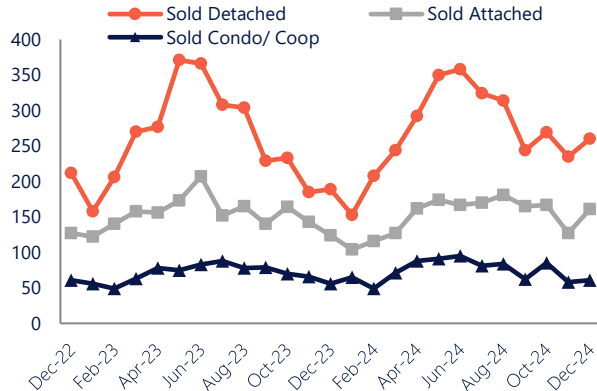
Days On Market

25



Up 9%
Vs. Year Ago

Units Sold*



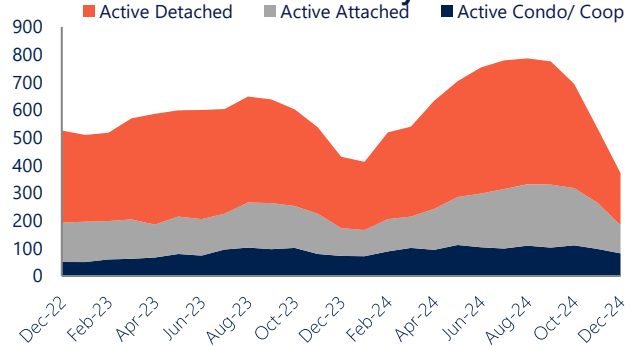
Units Sold

There was an increase in total units sold in December, with 482 sold this month in Prince William County, Manassas and Manassas Park versus 420 last month, an increase of 15%. This month's total units sold was higher than at this time last year, an increase of 31% versus December 2023.

Active Inventory

Versus last year, the total number of homes available this month is lower by 59 units or 14%. The total number of active inventory this December was 372 compared to 431 in December 2023. This month's total of 372 is lower than the previous month's total supply of available inventory of 536, a decrease of 31%.

Active Inventory*



Median Sale Price



Median Sale Price

Last December, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$526,000. This December, the median sale price was \$554,000, an increase of 5% or \$28,000 compared to last year. The current median sold price is 1% lower than in November.

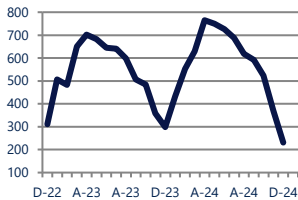
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY, MANASSAS AND MANASSAS PARK HOUSING MARKET** DECEMBER 2024

New Listings

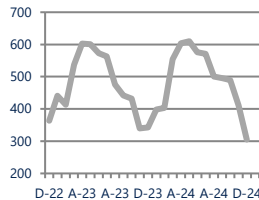
231



Down -22%
Vs. Year Ago

Current Contracts

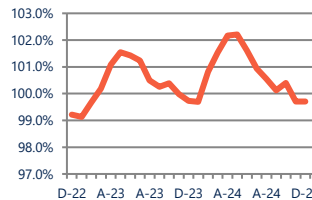
305



Down -11%
Vs. Year Ago

Sold Vs. List Price

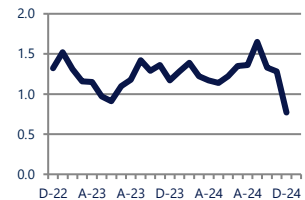
99.7%



No Change
Vs. Year Ago

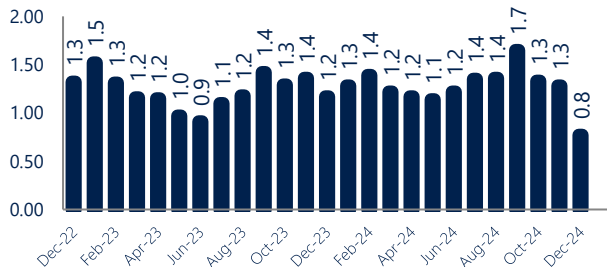
Months of Supply

0.8



Down -34%
Vs. Year Ago

Months Of Supply



Months of Supply

In December, there was 0.8 months of supply available in Prince William County, Manassas and Manassas Park, compared to 1.2 in December 2023. That is a decrease of 34% versus a year ago.

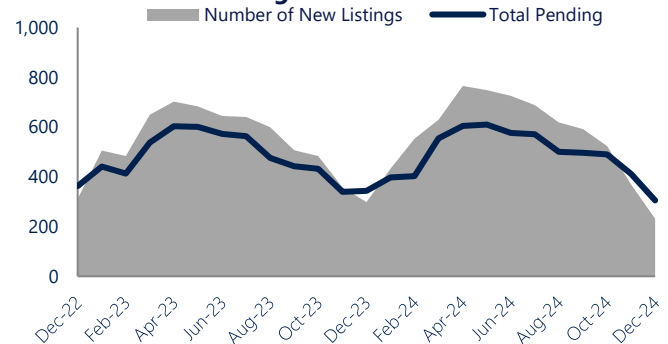
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

New Listings & Current Contracts

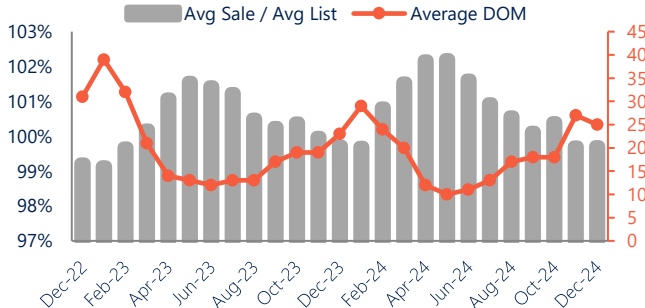
This month there were 231 homes newly listed for sale in Prince William County, Manassas and Manassas Park compared to 298 in December 2023, a decrease of 22%.

There were 305 current contracts pending sale this December compared to 343 a year ago. The number of current contracts is 11% 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 Prince William County, Manassas and Manassas Park was 99.7% 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 25, higher than the average last year, which was 23, an increase of 9%.