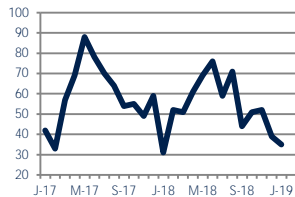




Units Sold

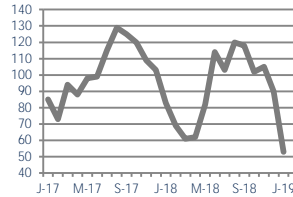
35



Up 13%
Vs. Year Ago

Active Inventory

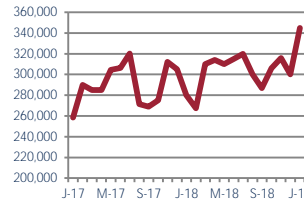
53



Down -36%
Vs. Year Ago

Median Sale Price

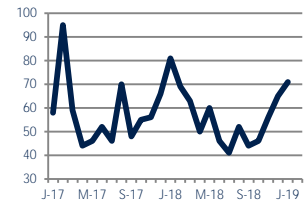
\$345,000



Up 23%
Vs. Year Ago

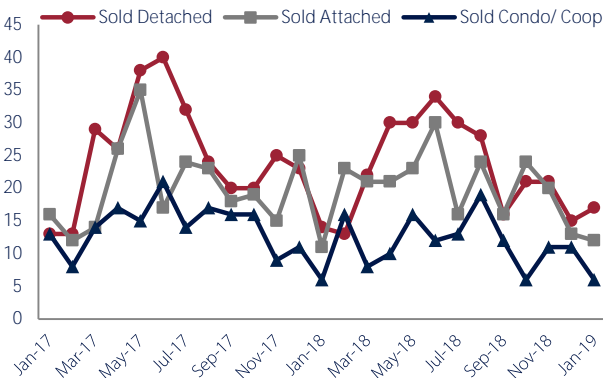
Days On Market

71



Down -12%
Vs. Year Ago

Units Sold*



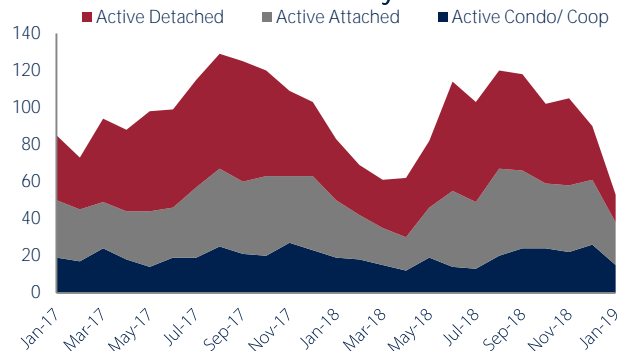
Units Sold

There was a decrease in total units sold in January, with 35 sold this month in Manassas City versus 39 last month, a decrease of 10%. This month's total units sold was higher than at this time last year, an increase of 13% versus January 2018.

Active Inventory

Versus last year, the total number of homes available this month is lower by 30 units or 36%. The total number of active inventory this January was 53 compared to 83 in January 2018. This month's total of 53 is lower than the previous month's total supply of available inventory of 90, a decrease of 41%.

Active Inventory*



Median Sale Price



Median Sale Price

Last January, the median sale price for Manassas City Homes was \$280,000. This January, the median sale price was \$345,000, an increase of 23% or \$65,000 compared to last year. The current median sold price is 15% 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.

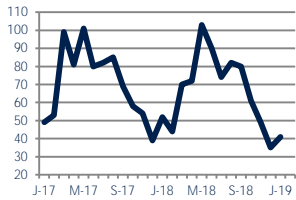


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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



New Listings

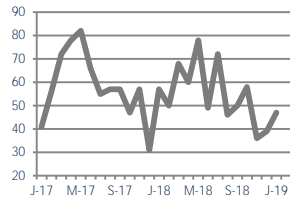
41



Down -21%
Vs. Year Ago

Current Contracts

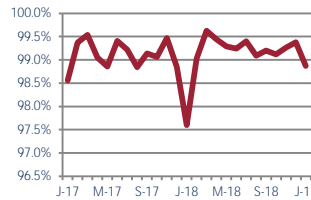
47



Down -18%
Vs. Year Ago

Sold Vs. List Price

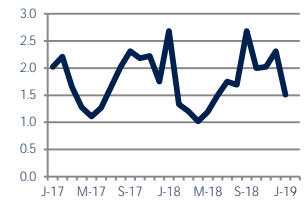
98.9%



Up 1.3%
Vs. Year Ago

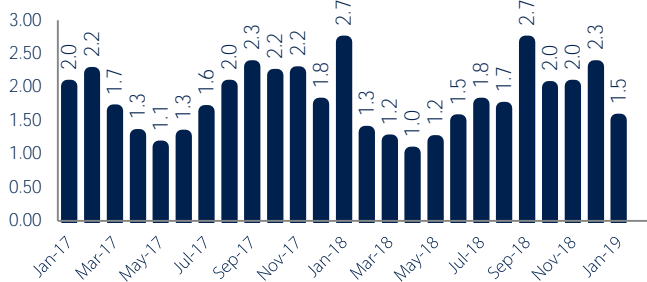
Months of Supply

1.5



Down -44%
Vs. Year Ago

Months Of Supply



Months of Supply

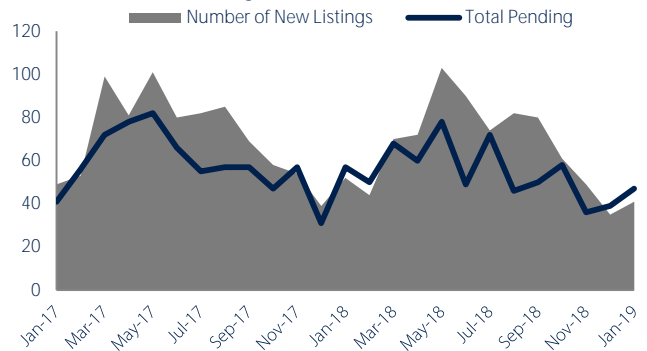
In January, there was 1.5 months of supply available in Manassas City, compared to 2.7 in January 2018. That is a decrease of 43% versus a year ago.

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.

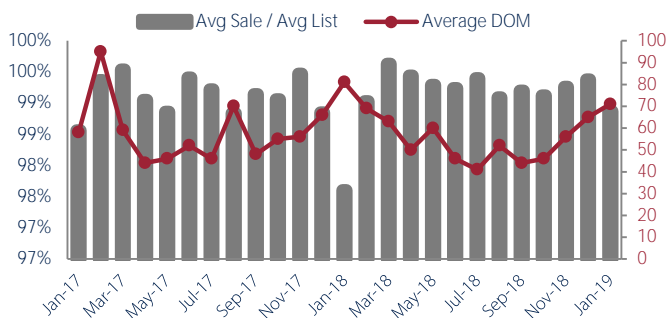
New Listings & Current Contracts

This month there were 41 homes newly listed for sale in Manassas City compared to 52 in January 2018, a decrease of 21%. There were 47 current contracts pending sale this January compared to 57 a year ago. The number of current contracts is 18% 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 City was 98.9% of the average list price, which is 1.3% higher than at this time last year.

Days On Market

This month, the average number of days on market was 71, lower than the average last year, which was 81, a decrease of 12%.



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