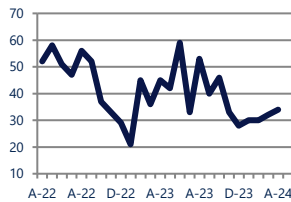


# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS CITY HOUSING MARKET**

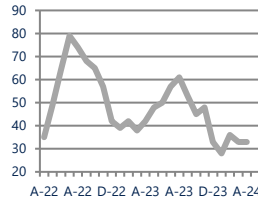
APRIL 2024

## Units Sold 34



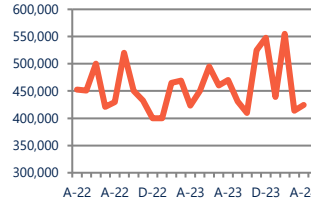
**Down -24%**  
Vs. Year Ago

## Active Inventory 33



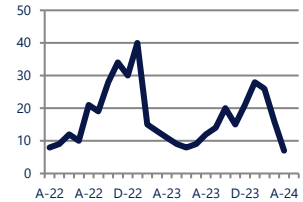
**Down -21%**  
Vs. Year Ago

## Median Sale Price \$424,500

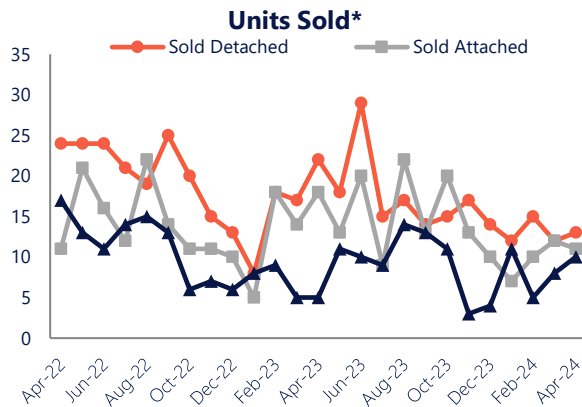


**No Change**  
Vs. Year Ago

## Days On Market 7



**Down -36%**  
Vs. Year Ago

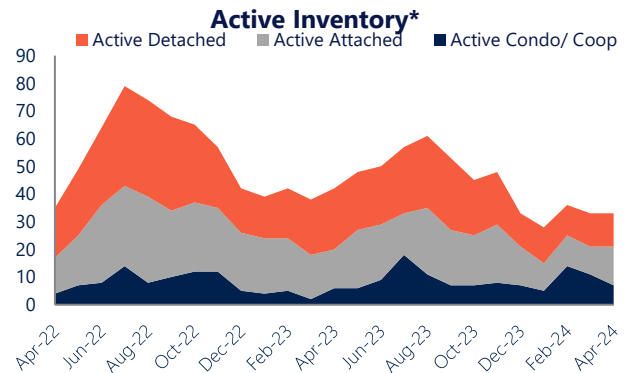


## Units Sold

There was an increase in total units sold in April, with 34 sold this month in Manassas City versus 32 last month, an increase of 6%. This month's total units sold was lower than at this time last year, a decrease of 24% versus April 2023.

## Active Inventory

Versus last year, the total number of homes available this month is lower by 9 units or 21%. The total number of active inventory this April was 33 compared to 42 in April 2023. This month's supply remained stable as compared to last month.



## Median Sale Price



## Median Sale Price

Last April, the median sale price for Manassas City Homes was \$423,000. This April, the median sale price was \$424,500, which is similar compared to a year ago. The current median sold price is 3% higher than in March.

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

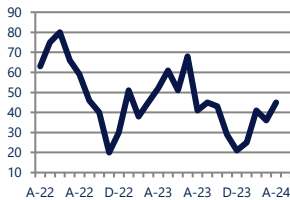
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS CITY HOUSING MARKET**

APRIL 2024

## New Listings

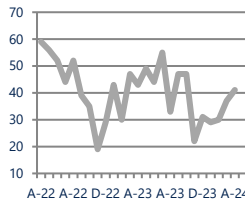
45



**Down -13%**  
Vs. Year Ago

## Current Contracts

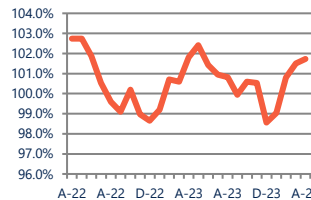
41



**Down -5%**  
Vs. Year Ago

## Sold Vs. List Price

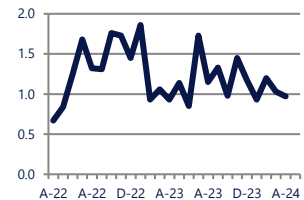
101.7%



**No Change**  
Vs. Year Ago

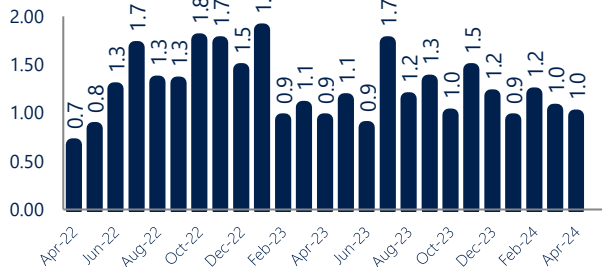
## Months of Supply

1.0



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

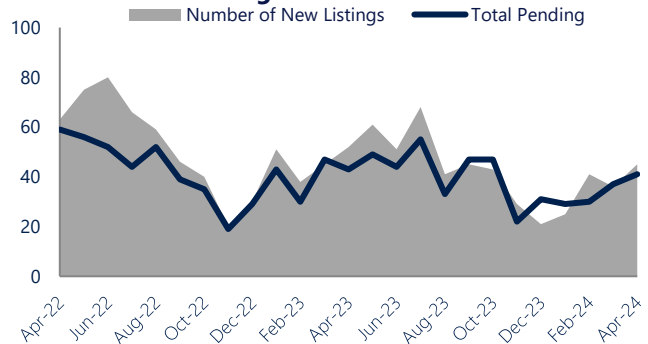
In April, there was 1.0 months of supply available in Manassas City. The amount of supply is similar compared to a year ago.

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.

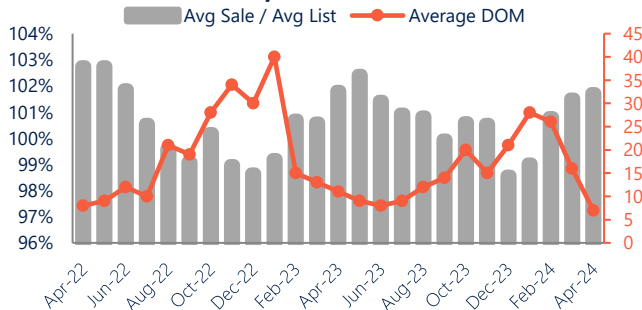
## New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Manassas City compared to 52 in April 2023, a decrease of 13%. There were 41 current contracts pending sale this April compared to 43 a year ago. The number of current contracts is 5% lower than last April.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In April, the average sale price in Manassas City was 101.7% 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 7, lower than the average last year, which was 11, a decrease of 36%.