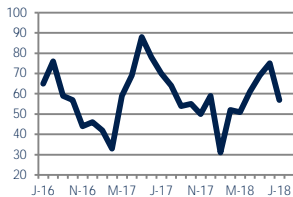


Units Sold

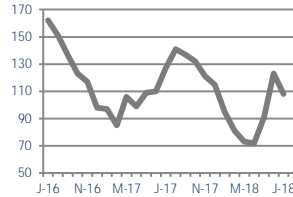
57



Down -19%
Vs. Year Ago

Active Inventory

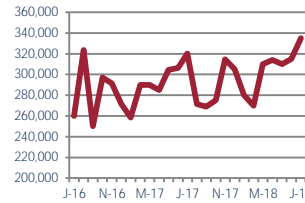
108



Down -15%
Vs. Year Ago

Median Sale Price

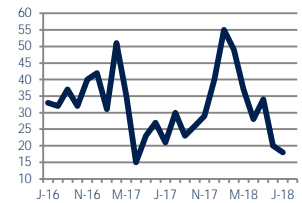
\$335,000



Up 5%
Vs. Year Ago

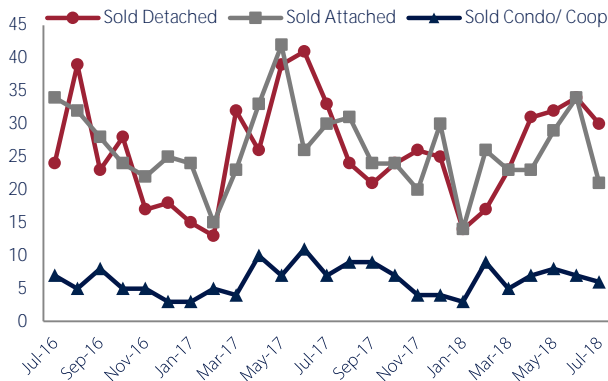
Days On Market

18



Down -14%
Vs. Year Ago

Units Sold*



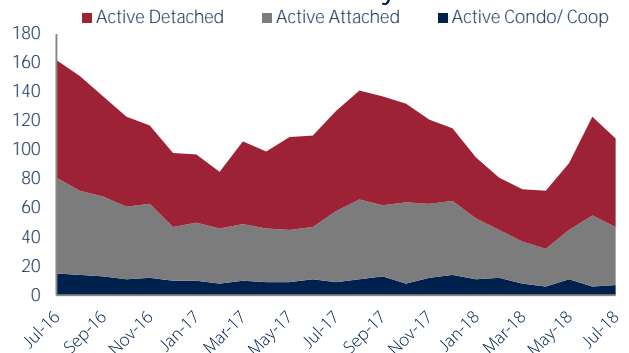
Units Sold

There was a decrease in total units sold in July, with 57 sold this month in Manassas City versus 75 last month, a decrease of 24%. This month's total units sold was lower than at this time last year, a decrease of 19% versus July 2017.

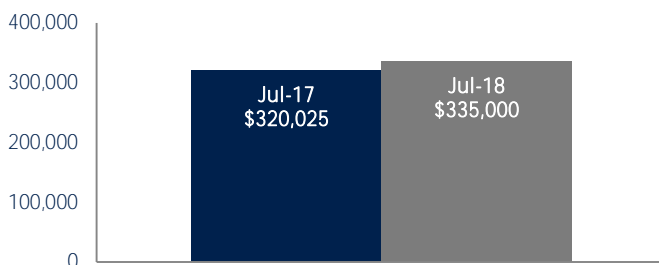
Active Inventory

Versus last year, the total number of homes available this month is lower by 19 units or 15%. The total number of active inventory this July was 108 compared to 127 in July 2017. This month's total of 108 is lower than the previous month's total supply of available inventory of 123, a decrease of 12%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Manassas City Homes was \$320,025. This July, the median sale price was \$335,000, an increase of 5% or \$14,975 compared to last year. The current median sold price is 6% higher than in June.

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

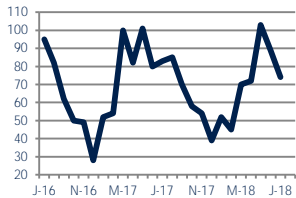


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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



New Listings

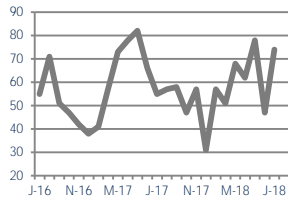
74



Down -11%
Vs. Year Ago

Current Contracts

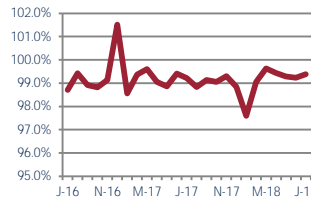
74



Up 35%
Vs. Year Ago

Sold Vs. List Price

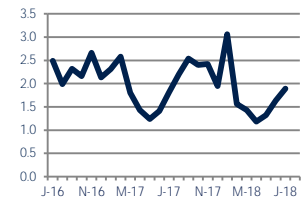
99.4%



No Change
Vs. Year Ago

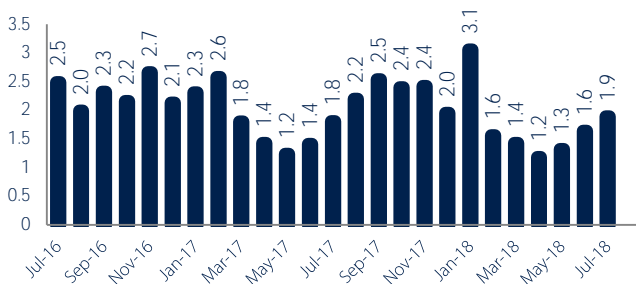
Months of Supply

1.9



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

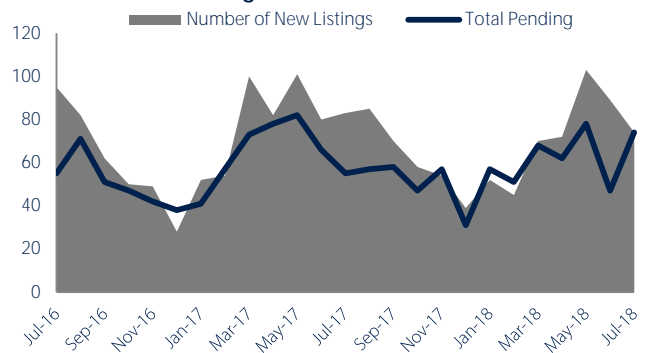
In July, there was 1.9 months of supply available in Manassas City. The amount of supply is similar compared to a year ago.

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.

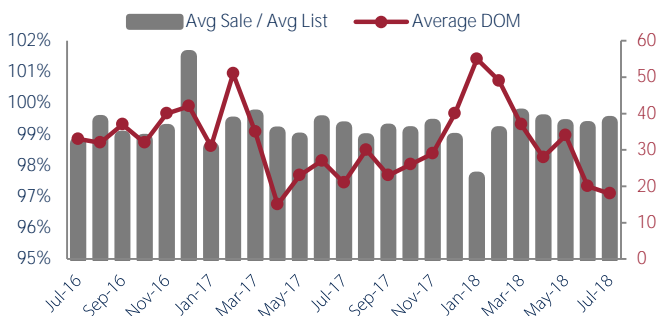
New Listings & Current Contracts

This month there were 74 homes newly listed for sale in Manassas City compared to 83 in July 2017, a decrease of 11%. There were 74 current contracts pending sale this July compared to 55 a year ago. The number of current contracts is 35% higher than last July.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In July, the average sale price in Manassas City was 99.4% 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 18, lower than the average last year, which was 21, a decrease of 14%.



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