

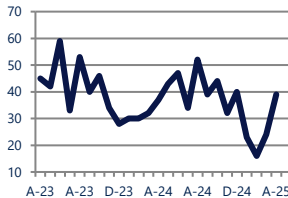
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS CITY HOUSING MARKET**

APRIL 2025

## Units Sold

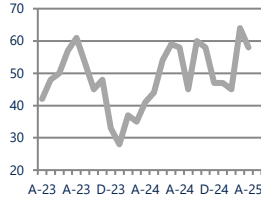
39



**Up**  
Vs. Year Ago

## Active Inventory

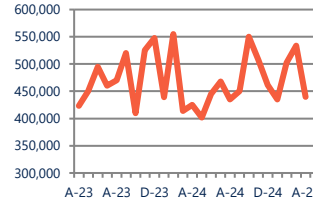
58



**Up 41%**  
Vs. Year Ago

## Median Sale Price

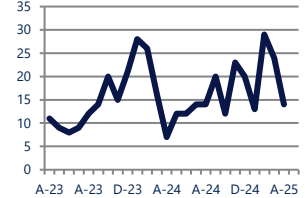
\$440,000



**Up 4%**  
Vs. Year Ago

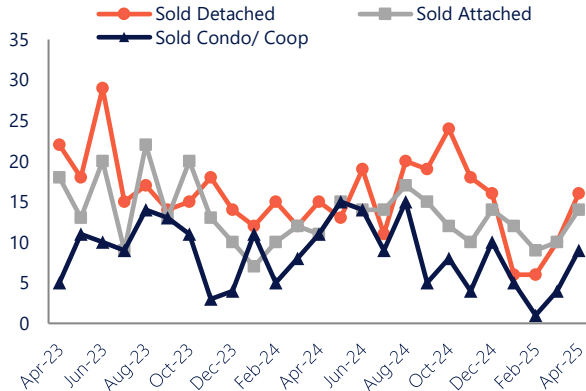
## Days On Market

14



**Up**  
Vs. Year Ago

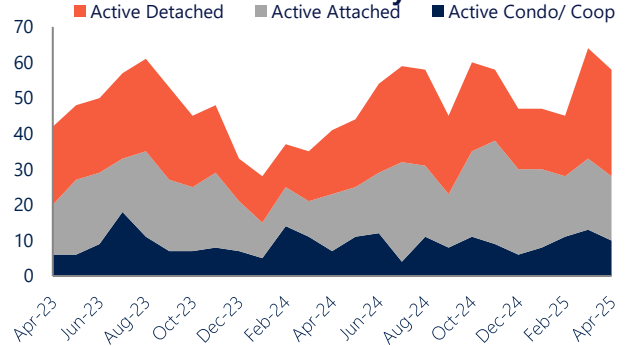
## Units Sold\*



## Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 39 sold this month in Manassas City. This month's total units sold was higher than at this time last year, an increase from April 2024.

## Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 17 units or 41%. The total number of active inventory this April was 58 compared to 41 in April 2024. This month's total of 58 is lower than the previous month's total supply of available inventory of 64, a decrease of 9%.

## Median Sale Price



## Median Sale Price

Last April, the median sale price for Manassas City Homes was \$425,000. This April, the median sale price was \$440,000, an increase of 4% or \$15,000 compared to last year. The current median sold price is 18% lower 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.

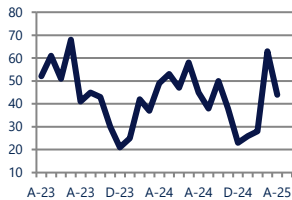
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **MANASSAS CITY HOUSING MARKET**

APRIL 2025

## New Listings

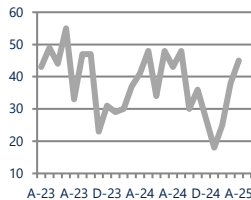
44



**Down -10%**  
Vs. Year Ago

## Current Contracts

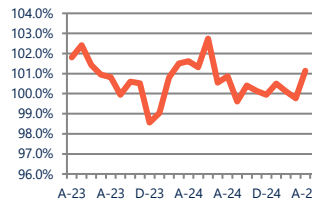
45



**Up 10%**  
Vs. Year Ago

## Sold Vs. List Price

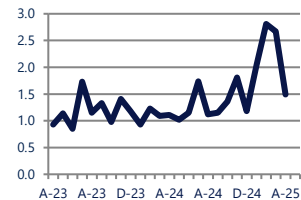
101.1%



**No Change**  
Vs. Year Ago

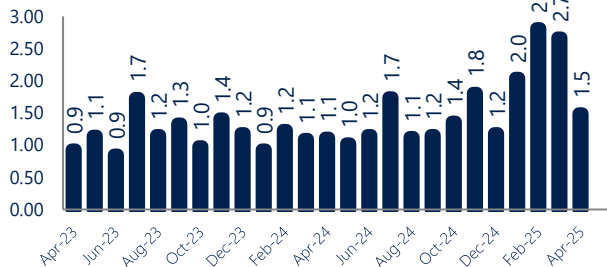
## Months of Supply

1.5



**Up 34%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

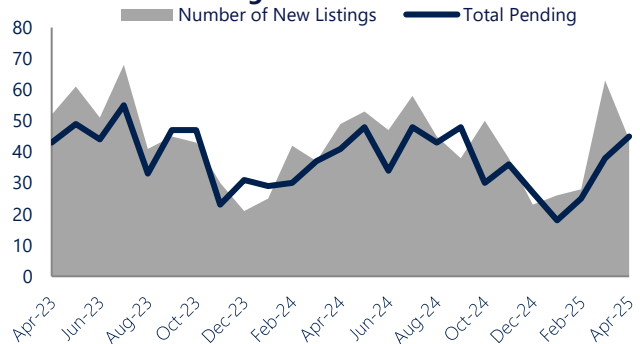
In April, there was 1.5 months of supply available in Manassas City, compared to 1.1 in April 2024. That is an increase of 34% versus a year ago.

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.

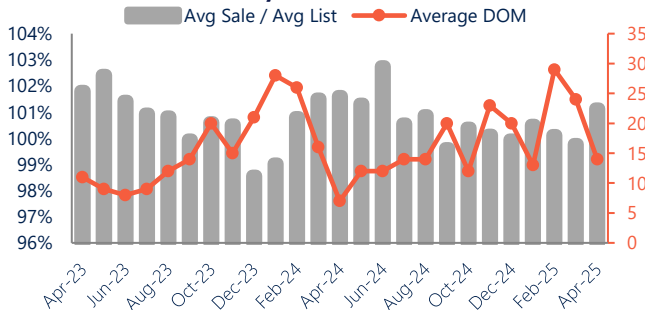
## New Listings & Current Contracts

This month there were 44 homes newly listed for sale in Manassas City compared to 49 in April 2024, a decrease of 10%. There were 45 current contracts pending sale this April compared to 41 a year ago. The number of current contracts is 10% higher 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 101.1% 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 14, higher than the average last year, which was 7. This increase was impacted by the limited number of sales.