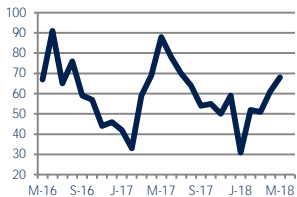




Units Sold

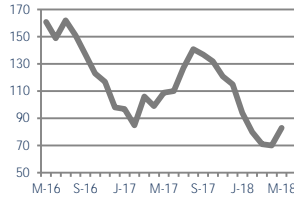
68



Down -23%
Vs. Year Ago

Active Inventory

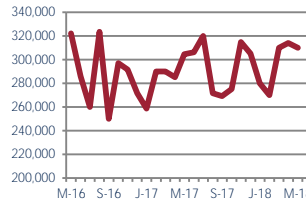
83



Down -24%
Vs. Year Ago

Median Sale Price

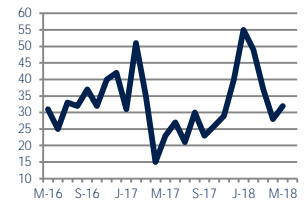
\$310,000



Up 2%
Vs. Year Ago

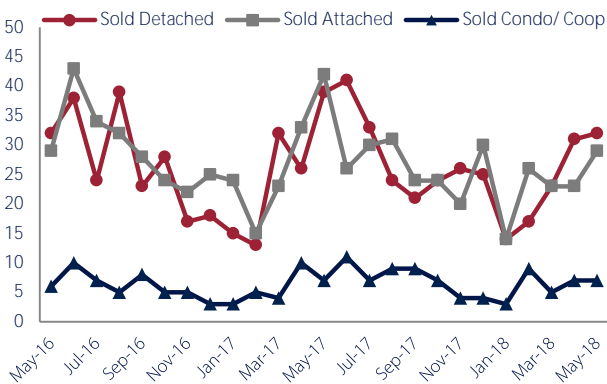
Days On Market

32



Up 39%
Vs. Year Ago

Units Sold*



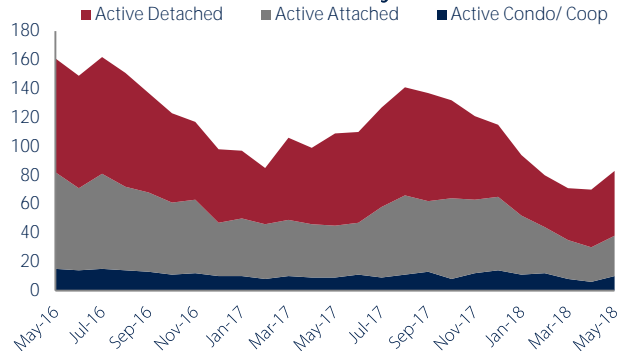
Units Sold

There was an increase in total units sold in May, with 68 sold this month in Manassas City versus 61 last month, an increase of 11%. This month's total units sold was lower than at this time last year, a decrease of 23% versus May 2017.

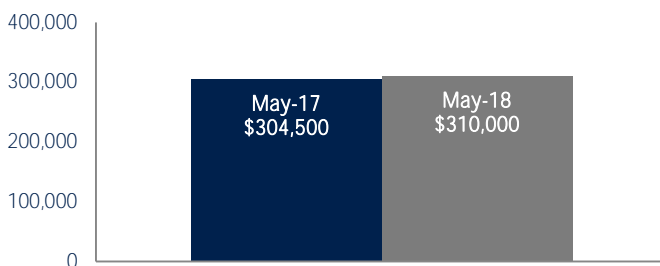
Active Inventory

Versus last year, the total number of homes available this month is lower by 26 units or 24%. The total number of active inventory this May was 83 compared to 109 in May 2017. This month's total of 83 is higher than the previous month's total supply of available inventory of 70, an increase of 19%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Manassas City Homes was \$304,500. This May, the median sale price was \$310,000, an increase of 2% or \$5,500 compared to last year. The current median sold price is 1% lower than in April.

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



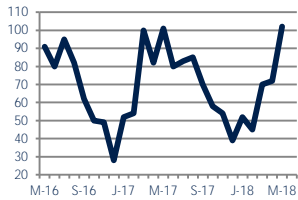
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

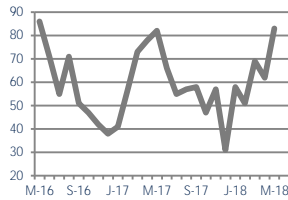
102



Up 1%
Vs. Year Ago

Current Contracts

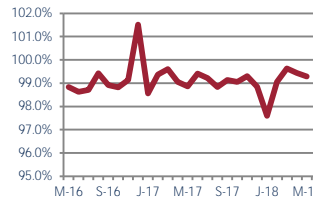
83



Up 1%
Vs. Year Ago

Sold Vs. List Price

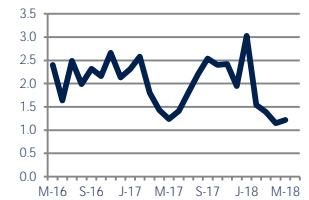
99.3%



No Change
Vs. Year Ago

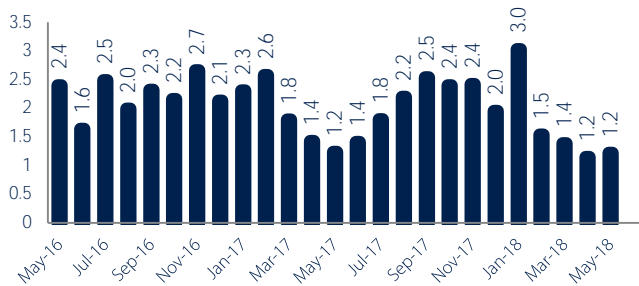
Months of Supply

1.2



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

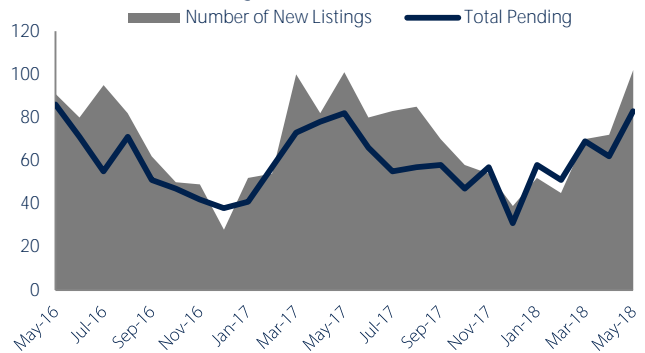
In May, there was 1.2 months of supply available in Manassas City. The amount of supply is similar compared to a year ago.

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.

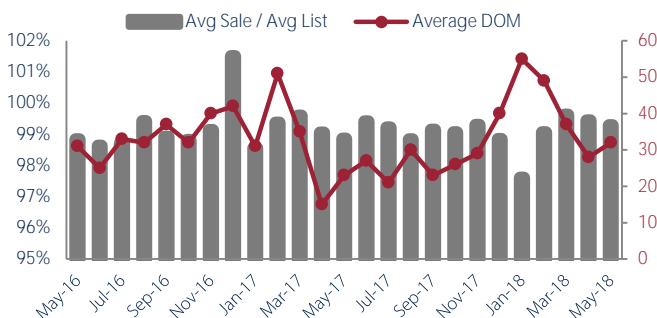
New Listings & Current Contracts

This month there were 102 homes newly listed for sale in Manassas City compared to 101 in May 2017, an increase of 1%. There were 83 current contracts pending sale this May compared to 82 a year ago. The number of current contracts is 1% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Manassas City was 99.3% 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 32, higher than the average last year, which was 23, an increase of 39%.



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