

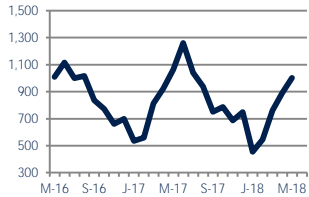


The Long & Foster Market Minute™

Focus On: Prince William County, Manassas and Manassas Park Housing Market

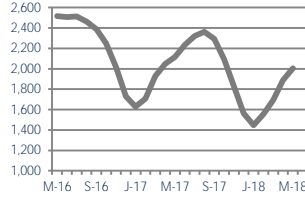
May 2018

Units Sold
1,003



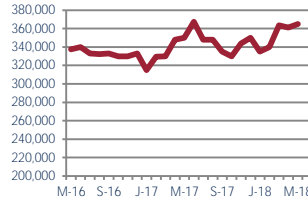
Down -6%
Vs. Year Ago

Active Inventory
2,004



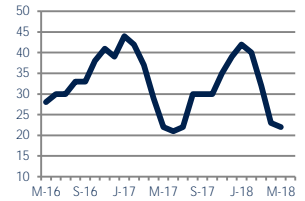
Down -5%
Vs. Year Ago

Median Sale Price
\$365,000



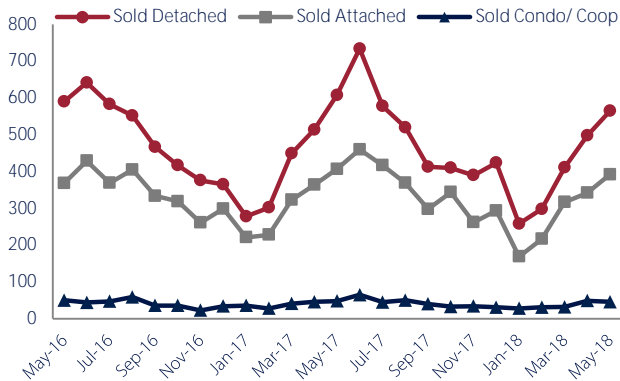
Up 4%
Vs. Year Ago

Days On Market
22



No Change
Vs. Year Ago

Units Sold*



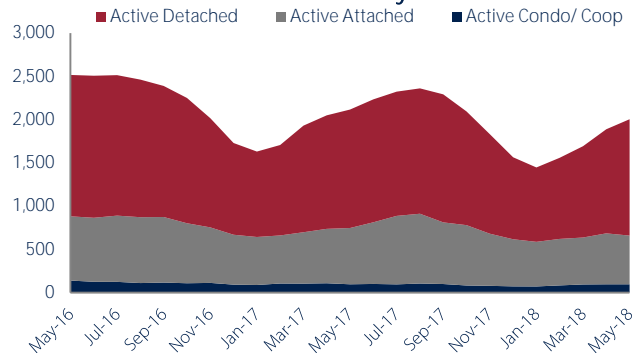
Units Sold

There was an increase in total units sold in May, with 1,003 sold this month in Prince William County, Manassas and Manassas Park versus 889 last month, an increase of 13%. This month's total units sold was lower than at this time last year, a decrease of 6% versus May 2017.

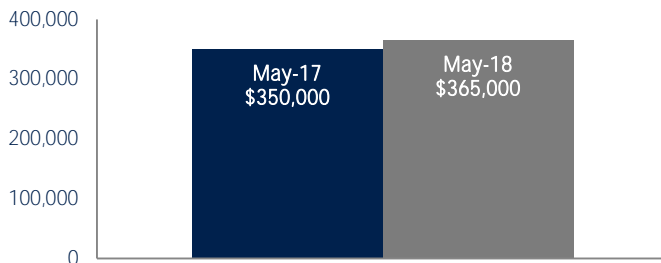
Active Inventory

Versus last year, the total number of homes available this month is lower by 112 units or 5%. The total number of active inventory this May was 2,004 compared to 2,116 in May 2017. This month's total of 2,004 is higher than the previous month's total supply of available inventory of 1,888, an increase of 6%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$350,000. This May, the median sale price was \$365,000, an increase of 4% or \$15,000 compared to last year. The current median sold price is 1% higher 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.



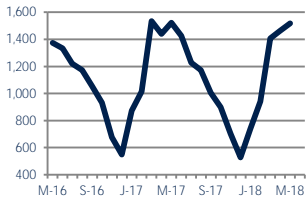
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

CHRISTIE'S
INTERNATIONAL REAL ESTATE



New Listings

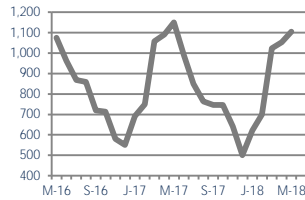
1,517



No Change
Vs. Year Ago

Current Contracts

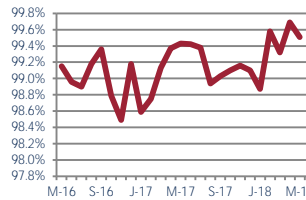
1,105



Down -4%
Vs. Year Ago

Sold Vs. List Price

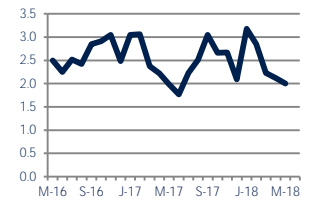
99.5%



No Change
Vs. Year Ago

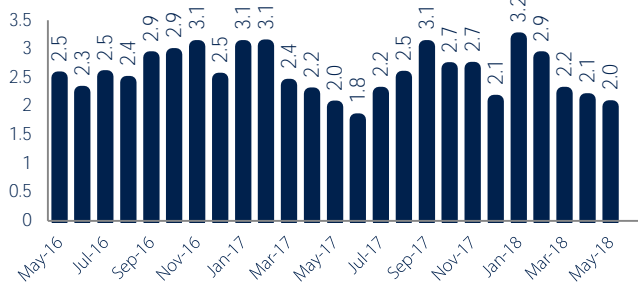
Months of Supply

2.0



No Change
Vs. Year Ago

Months Of Supply



Months of Supply

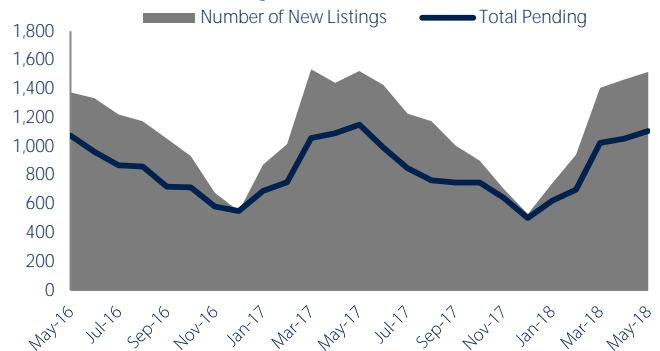
In May, there was 2.0 months of supply available in Prince William County, Manassas and Manassas Park. The amount of supply is similar compared to a year ago.

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.

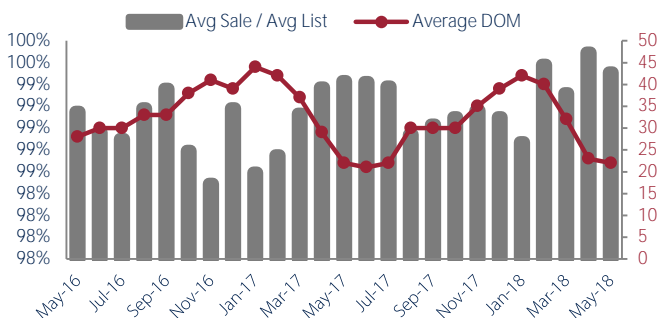
New Listings & Current Contracts

This month there were 1,517 homes newly listed for sale in Prince William County, Manassas and Manassas Park, which is similar to the amount in May 2017. There were 1,105 current contracts pending sale this May compared to 1,150 a year ago. The number of current contracts is 4% lower 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 Prince William County, Manassas and Manassas Park was 99.5% 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 22, which is similar compared to a year ago.



*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.

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