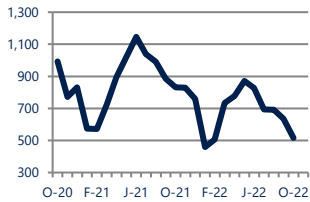




Units Sold

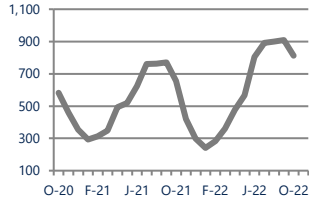
515



Down
Vs. Year Ago

Active Inventory

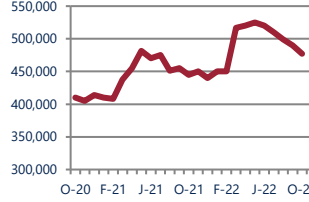
812



Up 24%
Vs. Year Ago

Median Sale Price

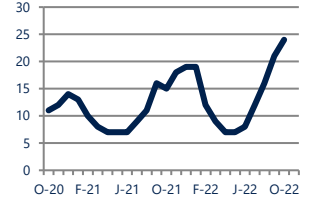
\$477,000



Up 7%
Vs. Year Ago

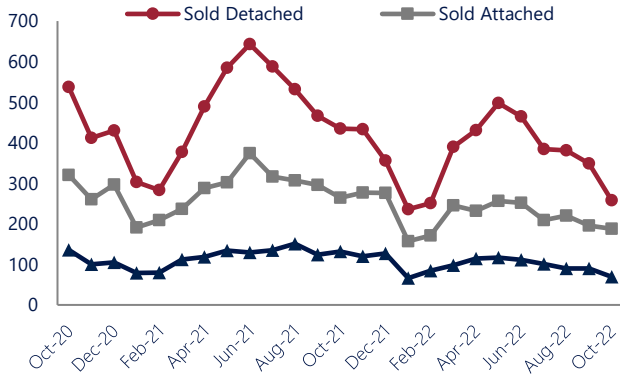
Days On Market

24



Up 60%
Vs. Year Ago

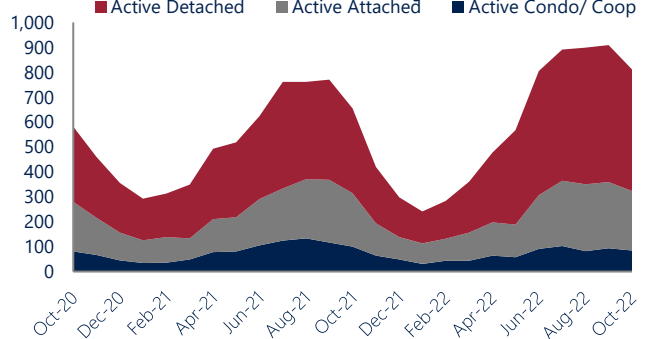
Units Sold*



Units Sold

There was a decrease in total units sold in October, with 515 sold this month in Prince William County, Manassas and Manassas Park. This month's total units sold was lower than at this time last year.

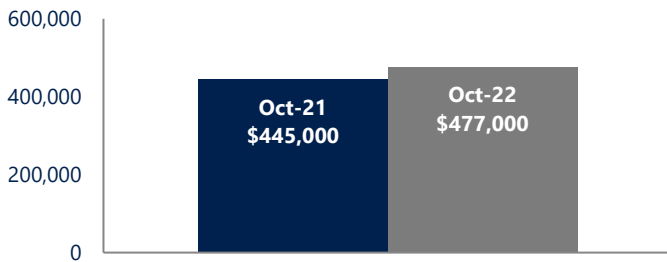
Active Inventory*



Active Inventory

Versus last year, the total number of homes available this month is higher by 157 units or 24%. The total number of active inventory this October was 812 compared to 655 in October 2021. This month's total of 812 is lower than the previous month's total supply of available inventory of 909, a decrease of 11%.

Median Sale Price



Median Sale Price

Last October, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$445,000. This October, the median sale price was \$477,000, an increase of 7% or \$32,000 compared to last year. The current median sold price is 3% lower than in September.

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



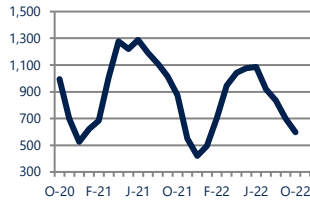
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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





New Listings

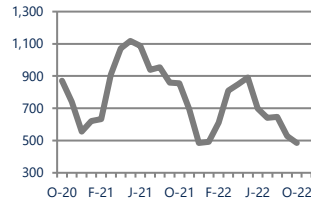
596



Down -32%
Vs. Year Ago

Current Contracts

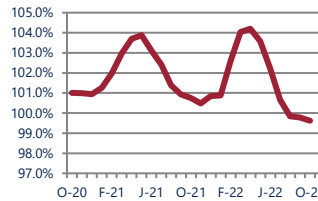
485



Down -43%
Vs. Year Ago

Sold Vs. List Price

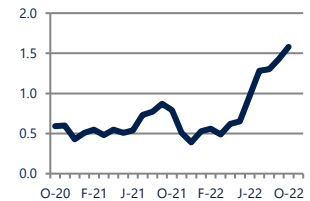
99.6%



Down -1.1%
Vs. Year Ago

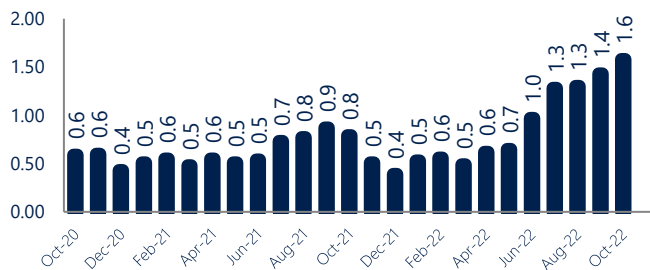
Months of Supply

1.6



Up 100%
Vs. Year Ago

Months Of Supply



New Listings & Current Contracts

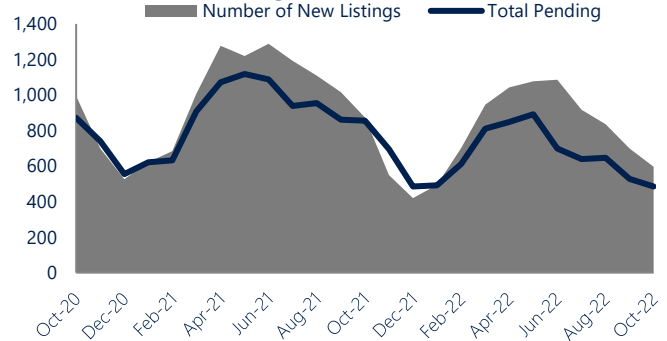
This month there were 596 homes newly listed for sale in Prince William County, Manassas and Manassas Park compared to 874 in October 2021, a decrease of 32%. There were 485 current contracts pending sale this October compared to 856 a year ago. The number of current contracts is 43% lower than last October.

Months of Supply

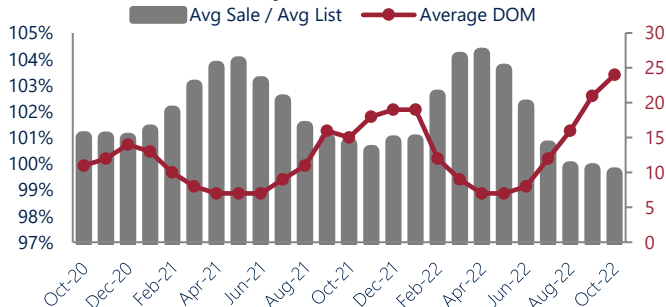
In October, there was 1.6 months of supply available in Prince William County, Manassas and Manassas Park, compared to 0.8 in October 2021. That is an increase of 100% versus a year ago.

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



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In October, the average sale price in Prince William County, Manassas and Manassas Park was 99.6% of the average list price, which is 1.1% lower than at this time last year.

Days On Market

This month, the average number of days on market was 24, higher than the average last year, which was 15, an increase of 60%.



*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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