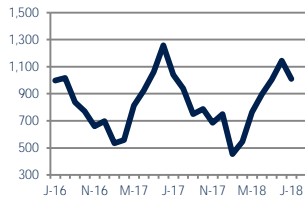
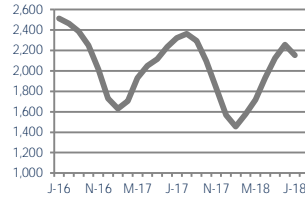


Units Sold 1,011



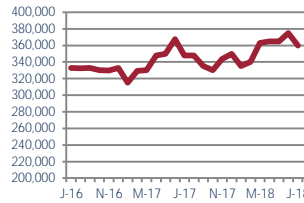
Down -3%
Vs. Year Ago

Active Inventory 2,152



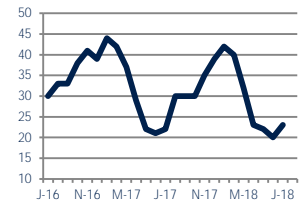
Down -7%
Vs. Year Ago

Median Sale Price \$359,900



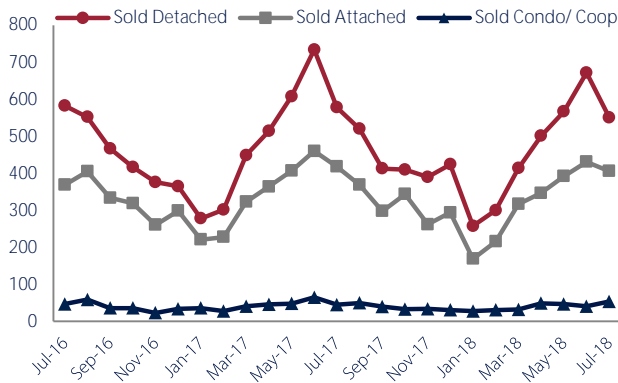
Up 3%
Vs. Year Ago

Days On Market 23



Up 5%
Vs. Year Ago

Units Sold*



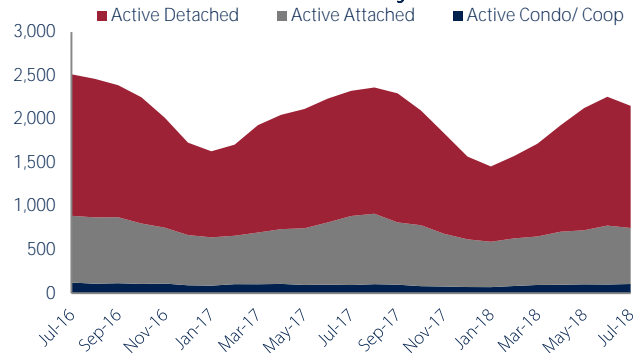
Units Sold

There was a decrease in total units sold in July, with 1,011 sold this month in Prince William County, Manassas and Manassas Park versus 1,144 last month, a decrease of 12%. This month's total units sold was lower than at this time last year, a decrease of 3% versus July 2017.

Active Inventory

Versus last year, the total number of homes available this month is lower by 172 units or 7%. The total number of active inventory this July was 2,152 compared to 2,324 in July 2017. This month's total of 2,152 is lower than the previous month's total supply of available inventory of 2,256, a decrease of 5%.

Active Inventory*



Median Sale Price



Median Sale Price

Last July, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$348,000. This July, the median sale price was \$359,900, an increase of 3% or \$11,900 compared to last year. The current median sold price is 4% lower 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.

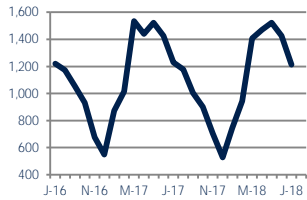


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and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

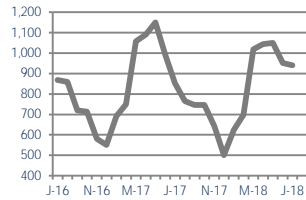
1,213



Down -1%
Vs. Year Ago

Current Contracts

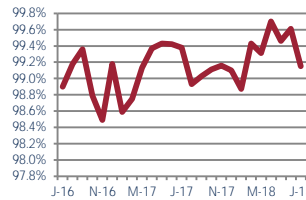
940



Up 10%
Vs. Year Ago

Sold Vs. List Price

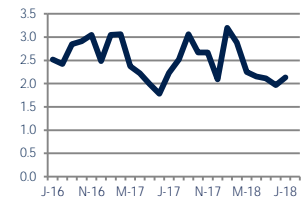
99.2%



No Change
Vs. Year Ago

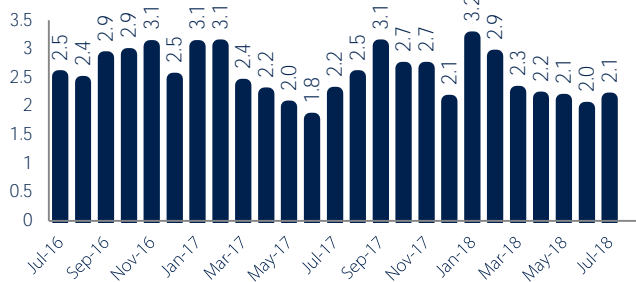
Months of Supply

2.1



Down -4%
Vs. Year Ago

Months Of Supply



Months of Supply

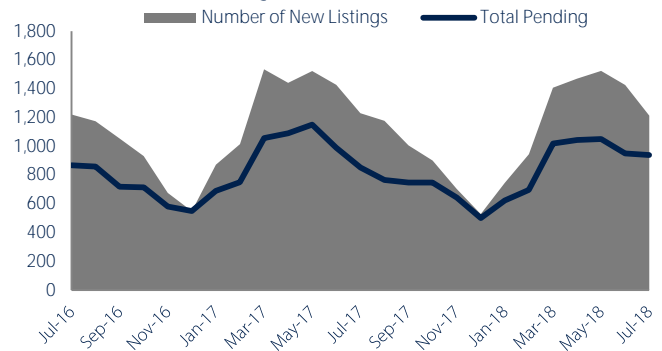
In July, there was 2.1 months of supply available in Prince William County, Manassas and Manassas Park, compared to 2.2 in July 2017. That is a decrease of 5% versus a year ago.

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.

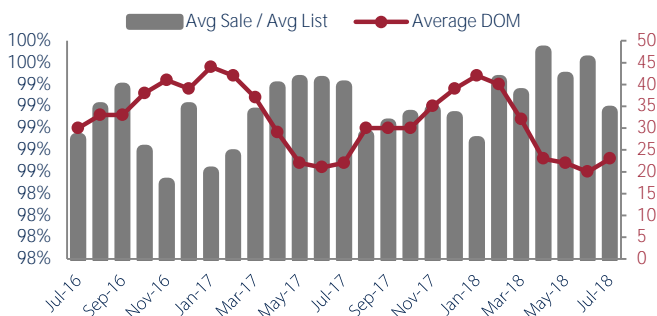
New Listings & Current Contracts

This month there were 1,213 homes newly listed for sale in Prince William County, Manassas and Manassas Park compared to 1,230 in July 2017, a decrease of 1%. There were 940 current contracts pending sale this July compared to 852 a year ago. The number of current contracts is 10% 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 Prince William County, Manassas and Manassas Park was 99.2% 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 23, higher than the average last year, which was 22, an increase of 5%.



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