

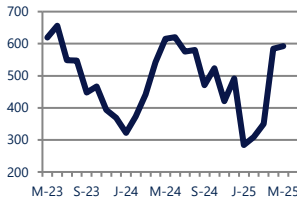
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: PRINCE WILLIAM COUNTY, MANASSAS AND MANASSAS PARK HOUSING MARKET

MAY 2025

## Units Sold

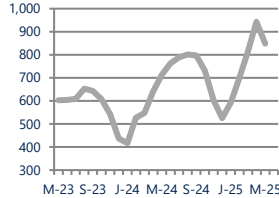
592



**Down -4%**  
Vs. Year Ago

## Active Inventory

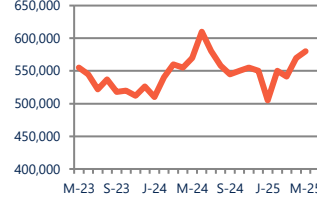
849



**Up 19%**  
Vs. Year Ago

## Median Sale Price

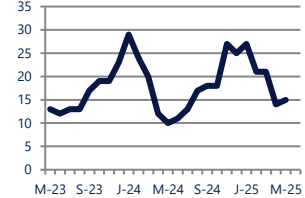
\$579,990



**Up 2%**  
Vs. Year Ago

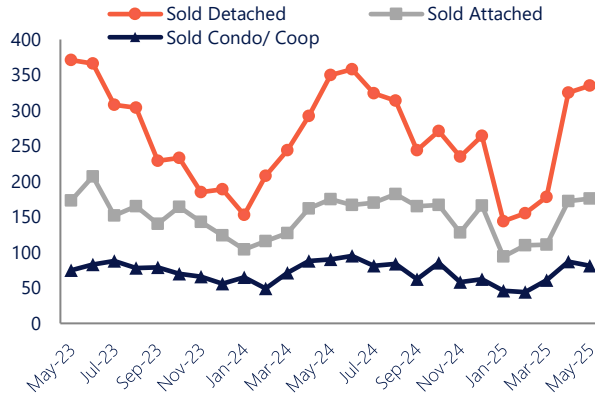
## Days On Market

15



**Up 50%**  
Vs. Year Ago

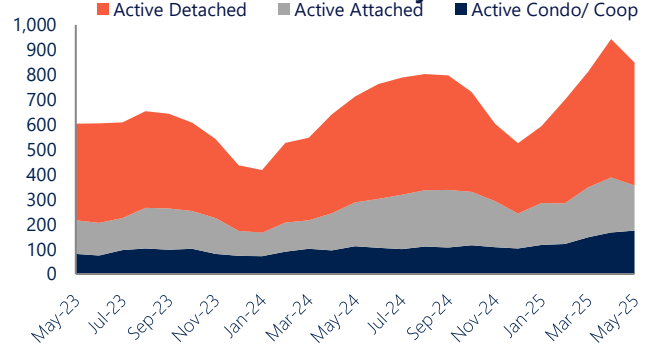
### Units Sold\*



## Units Sold

There was an increase in total units sold in May, with 592 sold this month in Prince William County, Manassas and Manassas Park versus 584 last month, an increase of 1%. This month's total units sold was lower than at this time last year, a decrease of 4% versus May 2024.

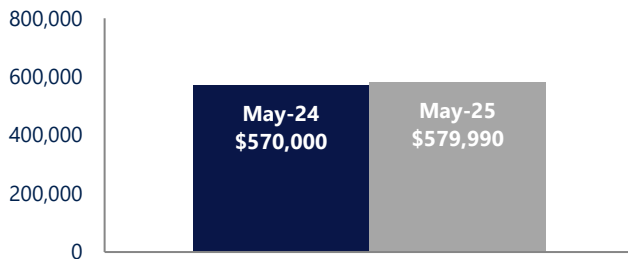
### Active Inventory\*



## Active Inventory

Versus last year, the total number of homes available this month is higher by 137 units or 19%. The total number of active inventory this May was 849 compared to 712 in May 2024. This month's total of 849 is lower than the previous month's total supply of available inventory of 943, a decrease of 10%.

### Median Sale Price



## Median Sale Price

Last May, the median sale price for Prince William County, Manassas and Manassas Park Homes was \$570,000. This May, the median sale price was \$579,990, an increase of 2% or \$9,990 compared to last year. The current median sold price is 2% 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.

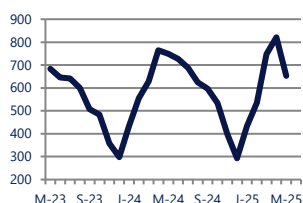
# THE LONG & FOSTER MARKET MINUTE™

FOCUS ON: **PRINCE WILLIAM COUNTY, MANASSAS AND MANASSAS PARK HOUSING MARKET**

MAY 2025

## New Listings

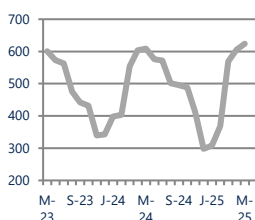
653



**Down -13%**  
Vs. Year Ago

## Current Contracts

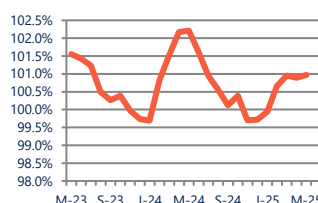
624



**Up 2%**  
Vs. Year Ago

## Sold Vs. List Price

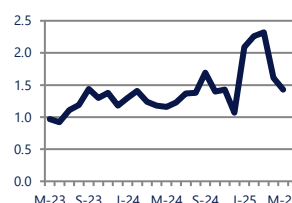
101.0%



**Down -1.2%**  
Vs. Year Ago

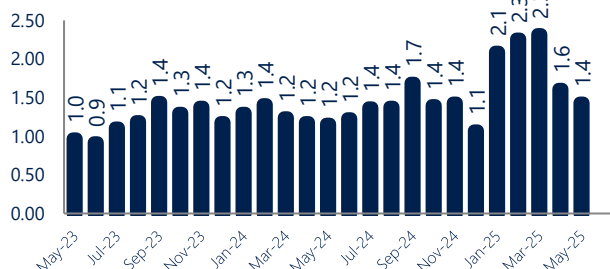
## Months of Supply

1.4



**Up 23%**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

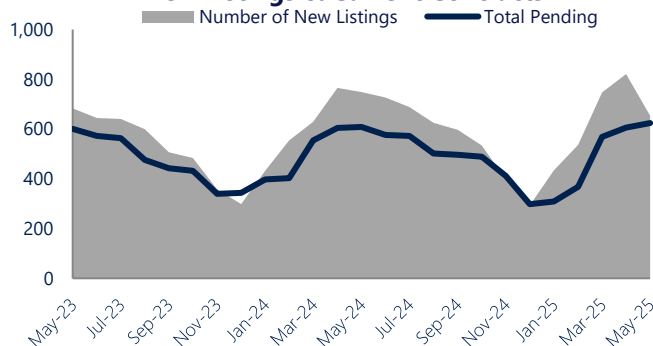
In May, there was 1.4 months of supply available in Prince William County, Manassas and Manassas Park, compared to 1.2 in May 2024. That is an increase of 24% versus a year ago.

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.

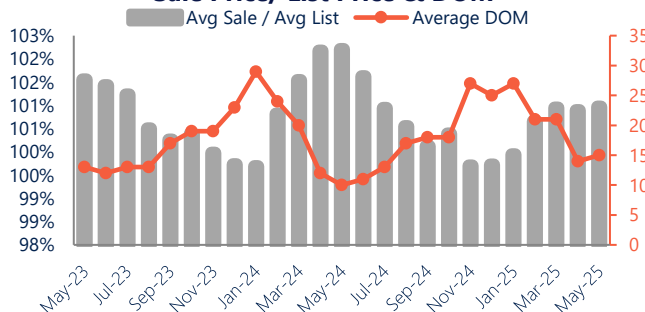
## New Listings & Current Contracts

This month there were 653 homes newly listed for sale in Prince William County, Manassas and Manassas Park compared to 749 in May 2024, a decrease of 13%. There were 624 current contracts pending sale this May compared to 609 a year ago. The number of current contracts is 2% 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 Prince William County, Manassas and Manassas Park was 101.0% of the average list price, which is 1.2% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 15, higher than the average last year, which was 10, an increase of 50%.