

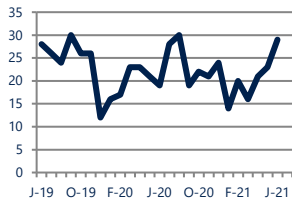


Focus On: **Manassas Park City Housing Market**

June 2021

Units Sold

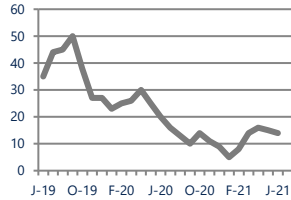
29



Up
Vs. Year Ago

Active Inventory

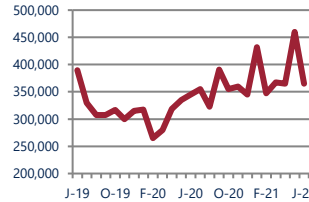
14



Down -30%
Vs. Year Ago

Median Sale Price

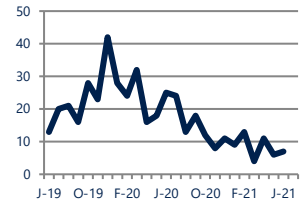
\$365,000



Up 6%
Vs. Year Ago

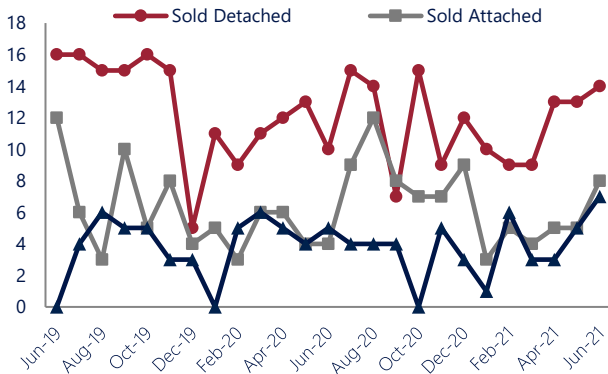
Days On Market

7



Down
Vs. Year Ago

Units Sold*



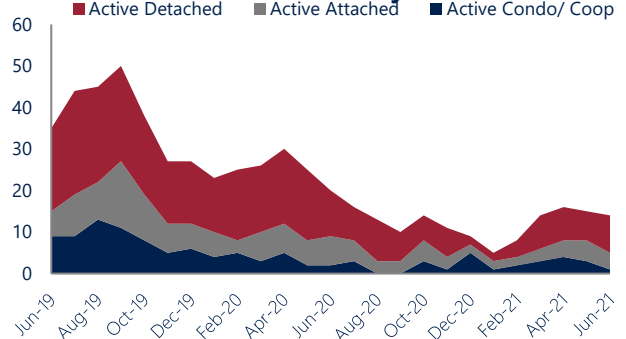
Units Sold

With relatively few transactions, there was an increase in total units sold in June, with 29 sold this month in Manassas Park City. This month's total units sold was higher than at this time last year, an increase from June 2020.

Active Inventory

Versus last year, the total number of homes available this month is lower by 6 units or 30%. The total number of active inventory this June was 14 compared to 20 in June 2020. This month's total of 14 is lower than the previous month's total supply of available inventory of 15, a decrease of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last June, the median sale price for Manassas Park City Homes was \$345,000. This June, the median sale price was \$365,000, an increase of 6% or \$20,000 compared to last year. The current median sold price is 21% lower than in May.

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



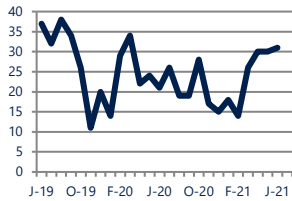
*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by BRIGHTMLS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

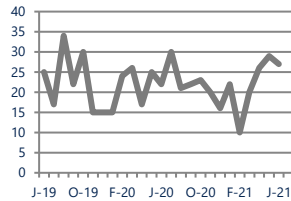
31



Up 48%
Vs. Year Ago

Current Contracts

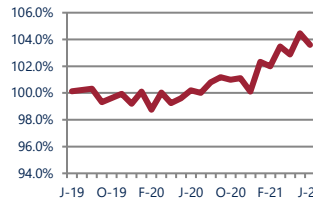
27



Up 23%
Vs. Year Ago

Sold Vs. List Price

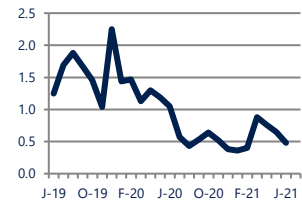
103.6%



Up 3.4%
Vs. Year Ago

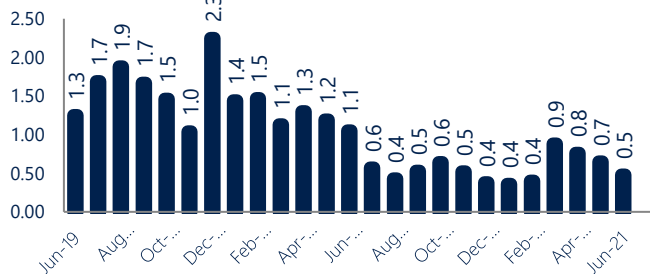
Months of Supply

0.5



Down -54%
Vs. Year Ago

Months of Supply



Months of Supply

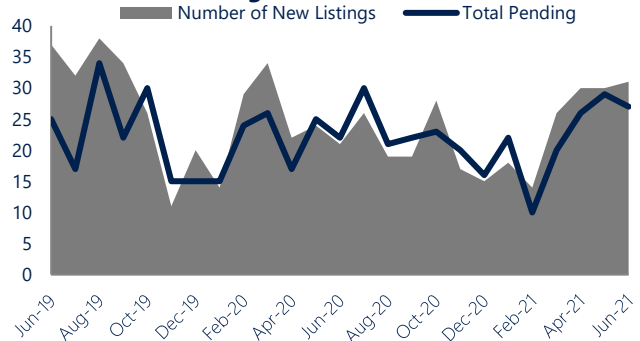
In June, there was 0.5 months of supply available in Manassas Park City, compared to 1.1 in June 2020. That is a decrease of 54% versus a year ago.

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.

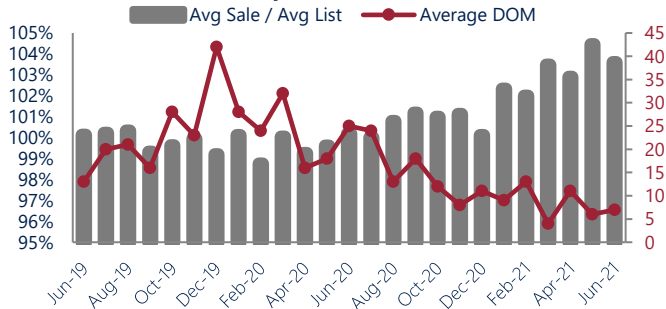
New Listings & Current Contracts

This month there were 31 homes newly listed for sale in Manassas Park City compared to 21 in June 2020, an increase of 48%. There were 27 current contracts pending sale this June compared to 22 a year ago. The number of current contracts is 23% higher than last June.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In June, the average sale price in Manassas Park City was 103.6% of the average list price, which is 3.4% higher than at this time last year.

Days On Market

This month, the average number of days on market was 7, lower than the average last year, which was 25. This decrease was impacted by the limited number of sales.



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