



# The Long & Foster<sup>®</sup> Market Minute<sup>™</sup>

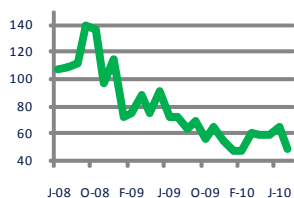


## Focus On: Manassas City, Virginia

July, 2010

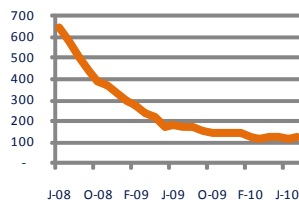
### Units Sold

49



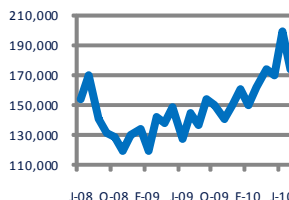
### Active Inventory

123



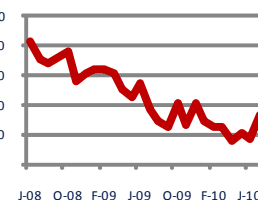
### Median Sale Price

\$174,900



### Days On Market

33



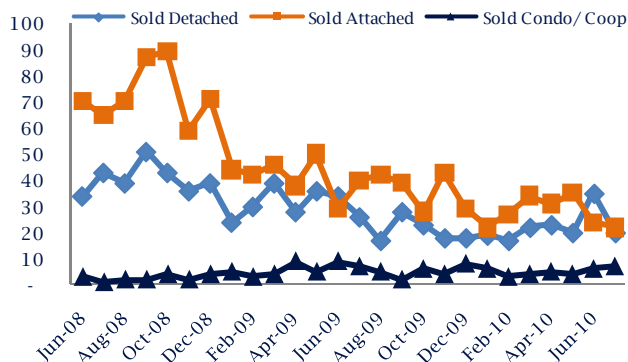
**Down - 33%**  
Vs. Year Ago

**Down - 31%**  
Vs. Year Ago

**Up 21%**  
Vs. Year Ago

**Down - 11%**  
Vs. Year Ago

### Units Sold\*



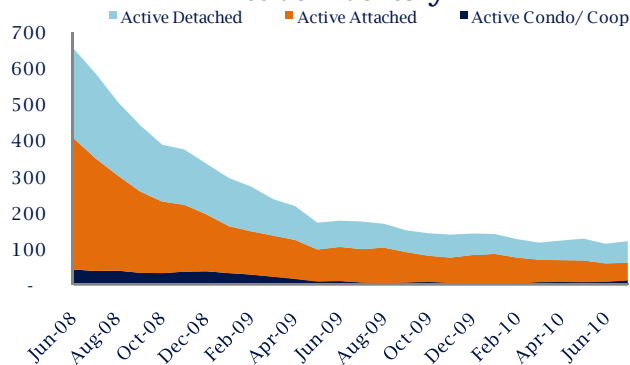
### Units Sold

There was a decrease in total units sold in July, with 49 sold this month in Manassas City versus 65 last month, a decrease of 25%. This month's total units sold was lower than at this time last year, a decrease of 33% versus July, 2009. The current month's total is lower than the twelve month average of 58.

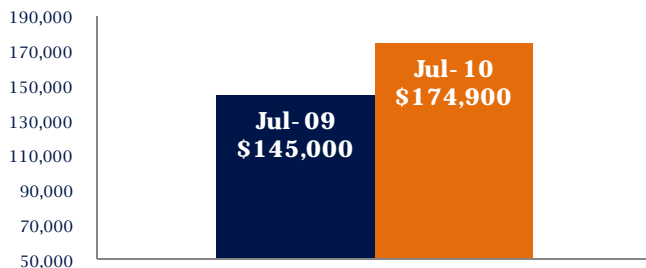
### Active Inventory

Versus last year, the total number of homes available this month is lower by 54 units or 31%. The total number of active inventory this July was 123 compared to 177 in July, 2009. This month's total of 123 is higher than the previous month's total supply of available inventory of 116, an increase of 6%.

### Active Inventory\*



### Median Sale Price



### Median Sale Price

Last July, the median sale price in Manassas City was \$145,000. This July, the median sale price was \$174,900, an increase of 21% or \$29,900 compared to last year. The current median sold price is 13% 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."





# The Long & Foster<sup>®</sup> Market Minute<sup>™</sup>

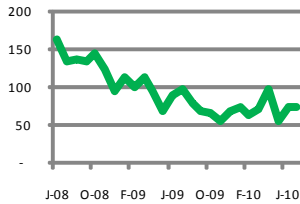


**Focus On: Manassas City, Virginia**

**July, 2010**

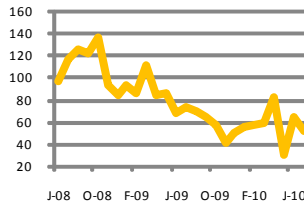
## New Listings

**73**



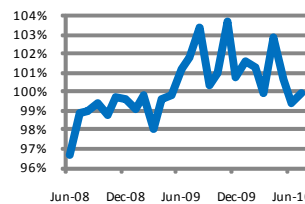
## Current Contracts

**52**



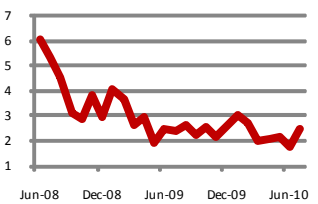
## Sold Vs. List Price

**99.9%**



## Months of Supply

**2.5**



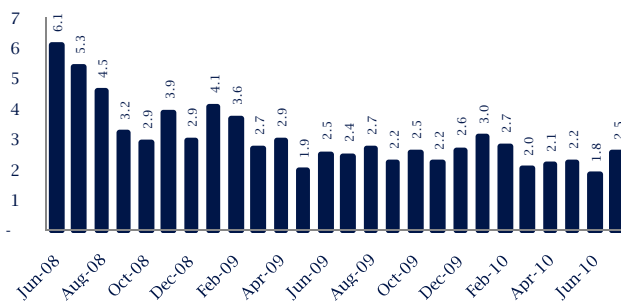
**Down -26%**  
Vs. Year Ago

**Down -30%**  
Vs. Year Ago

**Down -1.8%**  
Vs. Year Ago

**Up 4%**  
Vs. Year Ago

## Months Of Supply



## Months Of Supply

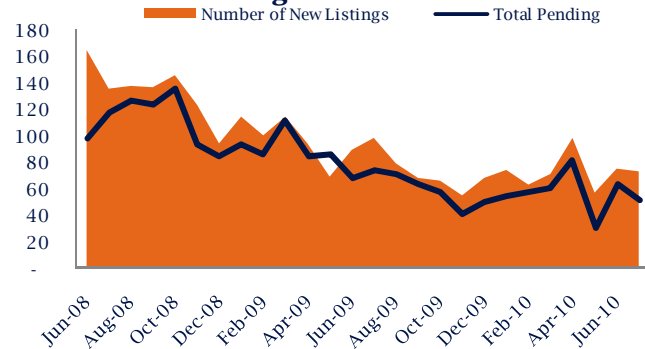
In July, there was 2.5 months of supply available in Manassas City, compared to 2.4 in July, 2009. That is an increase of 4% versus a year ago.

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.

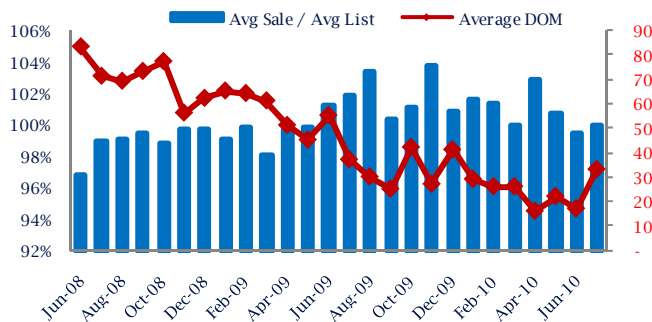
## New Listings & Current Contracts

This month there were 73 homes newly listed for sale in Manassas City compared to 98 in July, 2009, a decrease of 26%. There were 52 current contracts pending sale this July compared to 74 a year ago. The number of current contracts is 19% lower than last month.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Manassas City was 99.9% percent of the average list price, which is 1.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 33, lower than the average last year, which was 37, a decrease of 11%.

\*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."

