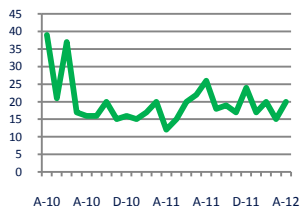




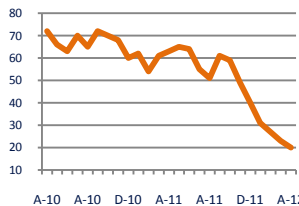
Focus On: Manassas Park City Housing Market

April 2012

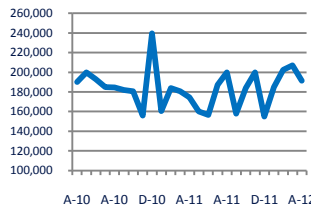
Units Sold
20



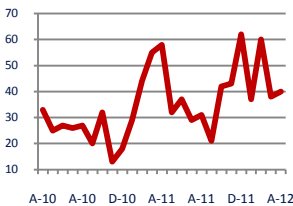
Active Inventory
20



Median Sale Price
\$191,250



Days On Market
40



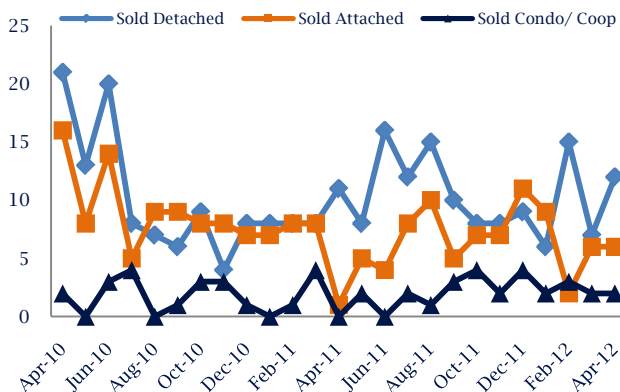
Up
Vs. Year Ago

Down - 68%
Vs. Year Ago

Up 10%
Vs. Year Ago

Down - 31%
Vs. Year Ago

Units Sold*



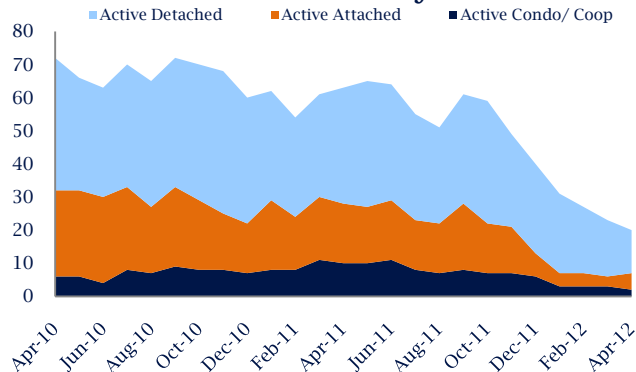
Units Sold

With relatively few transactions, there was an increase in total units sold in April, with 20 sold this month in Manassas Park City. This month's total units sold was higher than at this time last year, an increase from April 2011.

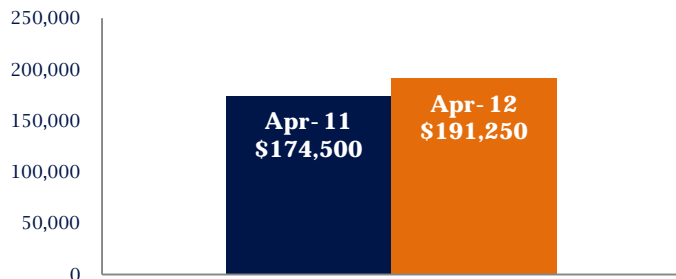
Active Inventory

Versus last year, the total number of homes available this month is lower by 43 units or 68%. The total number of active inventory this April was 20 compared to 63 in April 2011. This month's total of 20 is lower than the previous month's total supply of available inventory of 23, a decrease of 13%.

Active Inventory*



Median Sale Price



Median Sale Price

Last April, the median sale price for Manassas Park City Homes was \$174,500. This April, the median sale price was \$191,250, an increase of 10% or \$16,750 compared to last year. The current median sold price is 8% lower than in March.

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.



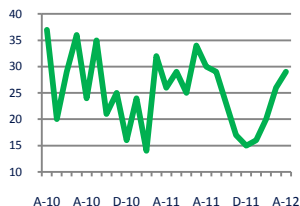


Focus On: Manassas Park City Housing Market

April 2012

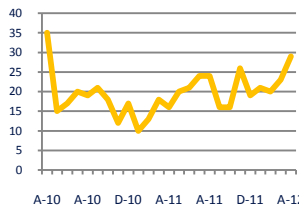
New Listings

29



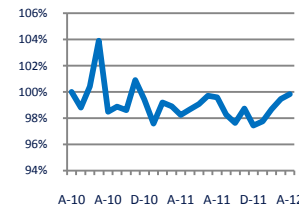
Current Contracts

29



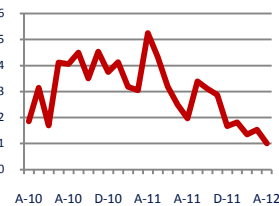
Sold Vs. List Price

99.8%



Months of Supply

1.0



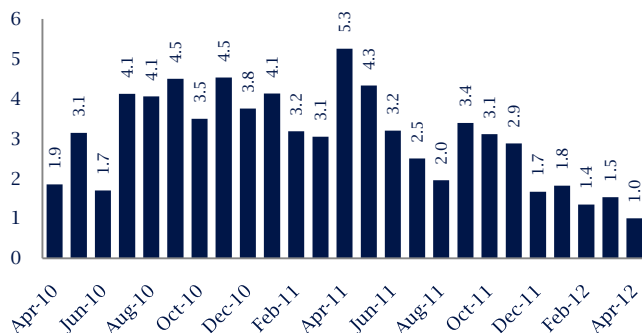
Up 12%
Vs. Year Ago

Up 81%
Vs. Year Ago

Up 1.6%
Vs. Year Ago

Down -81%
Vs. Year Ago

Months Of Supply



Months of Supply

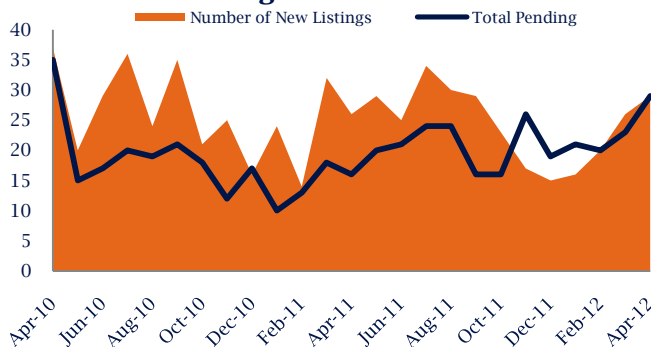
In April, there was 1.0 months of supply available in Manassas Park City, compared to 5.3 in April 2011. That is a decrease of 81% versus a year ago.

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.

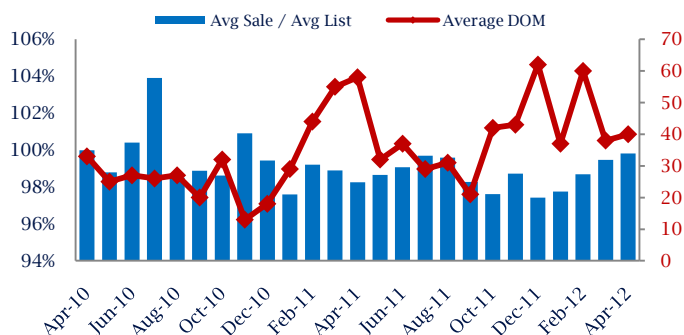
New Listings & Current Contracts

This month there were 29 homes newly listed for sale in Manassas Park City compared to 26 in April 2011, an increase of 12%. There were 29 current contracts pending sale this April compared to 16 a year ago. The number of current contracts is 81% higher than last April.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In April, the average sale price in Manassas Park City was 99.8% of the average list price, which is 1.6% higher than at this time last year.

Days On Market

This month, the average number of days on market was 40, lower than the average last year, which was 58, a decrease of 31%.

*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.

