

MANASSAS CITY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
----------------	---	---	---	---	---	-----------------



Labor Market :

In the first two months of the second quarter, 297 jobs were added to the payrolls of Manassas City. As a result of these new jobs, the average monthly unemployment rate fell from 2.8% during the first quarter to 2.3% for April and May. The strong employment climate may help to create demand for home purchases. Favorable mortgage rates should augment this trend.

Housing Market :

	Q1' 04	Q2' 04	Q3' 04 (Forecast)
Average Price	\$232,500	\$259,000	↑
# Homes on the Market *	120	195	↑
# Homes Sold **	187	287	↑
# New Homes Built ***	39	27	↑
Avg # of Days on Market	17	10	↓

* Available as of Jun. 30, 2004.

** May not add to total of zip codes

*** During the first two months of 2nd quarter.

Data by Zip Codes

Zip Code	Average Price	Price Change (1 Year)	Total # Homes Sold (Quarter)	% Change in # Homes Sold (1 Year)	Average Days on Market	% of Asking Price (Sold/List Price)
20110	\$259,700	23.26%	284	0.00%	10	100.7%
OTHER	\$193,300	-10.47%	3	0.00%	21	100.9%