

MANASSAS CITY, VA

Buyer's Market	1	2	3	4	5	Seller's Market
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Labor Market :

Manassas City saw 176 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2.5% during the third quarter to 2.3% in the first two months of the fourth quarter. Despite the job losses, the labor market remains relatively strong leaving record low mortgage rates to drive home sales.

Housing Market :

	Q3' 04	Q4' 04	Q1' 05 (Forecast)
Average Price	\$285,100	\$295,900	↑
# Homes on the Market *	169	119	↑
# Homes Sold **	354	292	↔
# New Homes Built ***	36	21	↑
Avg # of Days on Market	13	15	↔

* Available as of Dec. 31, 2004.

** May not add to total of zip codes

*** During the first two months of 4th 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	\$295,200	29.19%	288	11.20%	15	100.0%
OTHER	\$346,800	32.87%	4	33.33%	5	100.4%