

MANASSAS PARK CITY, VA

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

In the first two months of the second quarter, 84 jobs were added to the payrolls of Manassas Park City. As a result of these new jobs, the average monthly unemployment rate fell from 2.5% during the first quarter to 2% 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	\$240,600	\$275,100	↑
# Homes on the Market *	53	68	↑
# Homes Sold **	72	112	↑
# New Homes Built ***	19	13	↑
Avg # of Days on Market	28	9	↓

* 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)
20111	\$276,600	27.23%	109	29.76%	10	100.8%
OTHER	\$218,200	-	3	-	14	101.5%