

MANASSAS PARK CITY, VA

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

Manassas Park City saw 49 layoffs occur during October and November. Despite the decline in employment, the average monthly unemployment rate fell from 2.2% during the third quarter to 1.8% 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	\$297,500	\$307,200	↑
# Homes on the Market *	71	48	↑
# Homes Sold **	117	123	↔
# New Homes Built ***	20	12	↑
Avg # of Days on Market	14	21	↔

* 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)
OTHER	\$307,200	25.70%	123	41.38%	21	99.9%