

December 2020

20112, Manassas, VA

Sold Summary

	Dec 2020	Dec 2019	% Change
Sold Dollar Volume	\$27,752,262	\$15,489,524	79.17%
Avg Sold Price	\$551,946	\$496,831	11.09%
Median Sold Price	\$548,000	\$473,500	15.73%
Units Sold	51	31	64.52%
Avg Days on Market	12	18	-33.33%
Avg List Price for Solds	\$544,162	\$499,662	8.91%
Avg SP to OLP Ratio	101.6%	98.4%	3.19%
Ratio of Avg SP to Avg OLP	101.4%	98.5%	2.98%
Attached Avg Sold Price	\$460,133	\$424,998	8.27%
Detached Avg Sold Price	\$564,188	\$510,645	10.49%
Attached Units Sold	6	5	20.00%
Detached Units Sold	45	26	73.08%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Dec 2020	Dec 2019	% Change
Active Listings	16	45	-64.44%
New Listings	42	21	100.00%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	34	28	21.43%
All Pendings	39	31	25.81%

Financing (Sold)

Assumption	0
Cash	3
Conventional	33
FHA	7
Other	0
Owner	0
VA	8

Days on Market (Sold)

0	2
1 to 10	33
11 to 20	7
21 to 30	2
31 to 60	4
61 to 90	1
91 to 120	1
121 to 180	0
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	0	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	0	1	0	0
\$300K to \$399,999	1	0	0	0	0	0	0	1	0	0
\$400K to \$499,999	0	0	6	6	10	0	0	2	1	0
\$500K to \$599,999	1	0	0	0	9	0	0	4	0	0
\$600K to \$799,999	0	0	1	0	16	0	0	5	0	0
\$800K to \$999,999	0	0	0	0	1	0	0	0	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	2	0	0
\$2.5M to \$4,999,999	0	0	0	0	0	0	0	0	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	2	0	7	6	36	0	0	15	1	0
Avg Sold Price	\$445,000	\$0	\$473,857	\$460,133	\$588,374	\$0	\$0			
Prev Year - Avg Sold Price	\$340,000	\$0	\$427,380	\$427,497	\$539,994	\$415,000	\$0			
Avg Sold % Change	30.88%	0.00%	10.87%	7.63%	8.96%	0.00%	0.00%			
Prev Year - # of Solds	1	0	5	4	20	1	0			

Active Detail