

March 2021

20112, Manassas, VA

Sold Summary

	Mar 2021	Mar 2020	% Change
Sold Dollar Volume	\$27,814,385	\$21,170,911	31.38%
Avg Sold Price	\$636,986	\$483,700	31.69%
Median Sold Price	\$600,000	\$479,049	25.25%
Units Sold	45	44	2.27%
Avg Days on Market	5	23	-78.26%
Avg List Price for Solds	\$618,097	\$481,157	28.46%
Avg SP to OLP Ratio	104.1%	100.5%	3.55%
Ratio of Avg SP to Avg OLP	103.4%	100.1%	3.25%
Attached Avg Sold Price	\$424,500	\$425,684	-0.28%
Detached Avg Sold Price	\$669,677	\$494,677	35.38%
Attached Units Sold	6	7	-14.29%
Detached Units Sold	39	37	5.41%

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

	Mar 2021	Mar 2020	% Change
Active Listings	19	55	-65.45%
New Listings	58	78	-25.64%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	49	50	-2.00%
All Pendings	57	59	-3.39%

Financing (Sold)

Assumption	0
Cash	2
Conventional	28
FHA	4
Other	0
Owner	0
VA	11

Days on Market (Sold)

0	5
1 to 10	37
11 to 20	0
21 to 30	1
31 to 60	1
61 to 90	0
91 to 120	1
121 to 180	0
181 to 360	0
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	2	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	0	0	0
\$300K to \$399,999	0	0	0	2	0	0	0	1	0	0
\$400K to \$499,999	0	0	3	4	3	0	0	3	1	0
\$500K to \$599,999	0	0	1	0	9	0	0	1	0	0
\$600K to \$799,999	0	0	0	0	21	0	0	6	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	1	0	0	5	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	0	0	4	6	35	0	0	18	1	0
Avg Sold Price	\$0	\$0	\$480,000	\$424,500	\$691,354	\$0	\$0			
Prev Year - Avg Sold Price	\$423,000	\$0	\$417,272	\$425,684	\$531,602	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	15.03%	-0.28%	30.05%	0.00%	0.00%			
Prev Year - # of Solds	1	0	11	7	25	0	0			

Active Detail