## December 2021

20112, Manassas, VA

## Sold Summary

|  | Dec 2021 | Dec 2020 | \% Change |
| :--- | :---: | :---: | :---: |
| Sold Dollar Volume | $\$ 21,973,808$ | $\$ 27,752,262$ | $-20.82 \%$ |
| Avg Sold Price | $\$ 616,230$ | $\$ 551,946$ | $11.65 \%$ |
| Median Sold Price | $\$ 607,000$ | $\$ 548,000$ | $10.77 \%$ |
| Units Sold | 36 | 51 | $-29.41 \%$ |
| Avg Days on Market | 24 | 12 | $100.00 \%$ |
| Avg List Price for Solds | $\$ 610,383$ | $\$ 544,162$ | $12.17 \%$ |
| Avg SP to OLP Ratio | $99.4 \%$ | $101.6 \%$ | $-2.17 \%$ |
| Ratio of Avg SP to Avg OLP | $99.4 \%$ | $101.4 \%$ | $-1.94 \%$ |
| Attached Avg Sold Price | $\$ 443,100$ | $\$ 460,133$ | $-3.70 \%$ |
| Detached Avg Sold Price | $\$ 637,872$ | $\$ 564,188$ | $13.06 \%$ |
| Attached Units Sold | 4 | 6 | $-33.33 \%$ |
| Detached Units Sold | 32 | 45 | $-28.89 \%$ |

## 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 2021 | Dec 2020 | \% Change |
| :--- | :---: | :---: | :---: |
| Active Listings | 15 | 16 | $-6.25 \%$ |
| New Listings | 21 | 42 | $-50.00 \%$ |
| New Under Contracts | 0 | 0 | $0 \%$ |
| New Contingents | 0 | 0 | $0 \%$ |
| New Pendings | 22 | 34 | $-35.29 \%$ |
| All Pendings | 28 | 39 | $-28.21 \%$ |

## Financing (Sold)

| Assumption | 0 |
| :--- | :---: |
| Cash | 1 |
| Conventional | 21 |
| FHA | 5 |
| Other | 0 |
| Owner | 0 |
| VA | 9 |

Days on Market (Sold)

| 0 | 2 |
| :--- | :---: |
| 1 to 10 | 18 |
| 11 to 20 | 3 |
| 21 to 30 | 4 |
| 31 to 60 | 3 |
| 61 to 90 | 3 |
| 91 to 120 | 2 |
| 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 <br> Attached | Residential |  | Condo/Coop <br> Attached |
|  | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH |  | Detached | Attached/TH |  |
| < \$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 | 0 | 0 | 0 |
| \$300K to \$399,999 | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 1 | 0 | 0 |
| \$400K to \$499,999 | 0 | 0 | 2 | 0 | 3 | 0 | 0 | 2 | 0 | 0 |
| \$500K to \$599,999 | 0 | 0 | 1 | 2 | 5 | 0 | 0 | 2 | 1 | 0 |
| \$600K to \$799,999 | 1 | 0 | 0 | 0 | 13 | 0 | 0 | 5 | 0 | 0 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 2 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 2 | 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 | 1 | 3 | 2 | 27 | 1 | 0 | 14 | 1 | 0 |
| Avg Sold Price | \$489,950 | \$340,000 | \$464,000 | \$521,200 | \$668,148 | \$390,000 | \$0 |  |  |  |
| Prev Year - Avg Sold Price | \$445,000 | \$0 | \$473,857 | \$460,133 | \$588,374 | \$0 | \$0 |  |  |  |
| Avg Sold \% Change | 10.10\% | 0.00\% | -2.08\% | 13.27\% | 13.56\% | 0.00\% | 0.00\% |  |  |  |
| Prev Year - \# of Solds | 2 | 0 | 7 | 6 | 36 | 0 | 0 |  |  |  |

