

# 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

0

# 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 Active Detail**

	Residential					Condo/Coop	Active Listings			
	2 or	Less BR	3	BR	4 or 1	More BR	All	Residential		Condo/Coop
Price Ranges	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	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%			

36



Prev Year - # of Solds