

January 2026

20112, Manassas, VA

Sold Summary

	Jan 2026	Jan 2025	% Change
Sold Dollar Volume	\$9,784,000	\$10,748,560	-8.97%
Avg Sold Price	\$699,254	\$712,633	-1.88%
Median Sold Price	\$707,783	\$725,000	-2.37%
Units Sold	14	16	-12.50%
Avg Days on Market	35	36	-2.78%
Avg List Price for Solds	\$698,857	\$716,570	-2.47%
Avg SP to OLP Ratio	96.0%	97.9%	-2.02%
Ratio of Avg SP to Avg OLP	98.7%	98.4%	0.28%
Attached Avg Sold Price	\$546,666	\$580,000	-5.75%
Detached Avg Sold Price	\$740,869	\$722,107	2.60%
Attached Units Sold	3	1	200.00%
Detached Units Sold	11	15	-26.67%

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

	Jan 2026	Jan 2025	% Change
Active Listings	22	19	15.79%
New Listings	17	10	70.00%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	19	18	5.56%
All Pendings	20	17	17.65%

Financing (Sold)

Assumption	0
Cash	1
Conventional	11
FHA	0
Other	0
Owner	0
VA	2

Days on Market (Sold)

0	0
1 to 10	3
11 to 20	4
21 to 30	0
31 to 60	2
61 to 90	3
91 to 120	1
121 to 180	1
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	1	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	1	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	1	0	0	0	0	0	0	0	0	0
\$300K to \$399,999	0	0	0	0	0	0	0	0	0	0
\$400K to \$499,999	0	0	0	0	0	0	0	0	0	0
\$500K to \$599,999	0	0	0	2	0	1	0	1	0	0
\$600K to \$799,999	0	0	1	0	3	0	0	5	3	0
\$800K to \$999,999	0	0	0	0	4	0	0	10	0	0
\$1M to \$2,499,999	0	0	0	0	1	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	1	0	2	2	8	1	0	19	3	0
Avg Sold Price	\$265,000	\$0	\$337,500	\$540,000	\$901,195	\$560,000	\$0			
Prev Year - Avg Sold Price	\$0	\$0	\$604,975	\$580,000	\$768,960	\$0	\$0			
Avg Sold % Change	0.00%	0.00%	-44.21%	-6.90%	17.20%	0.00%	0.00%			
Prev Year - # of Solds	0	0	5	1	10	0	0			

Active Detail