

Manassas city, VA

County · VA · Virginia

BALANCED MARKET

\$485K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

430

SALES (12 MO)

\$487K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



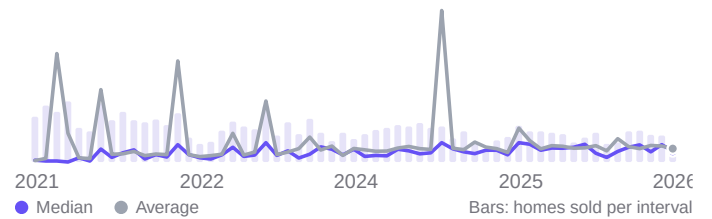
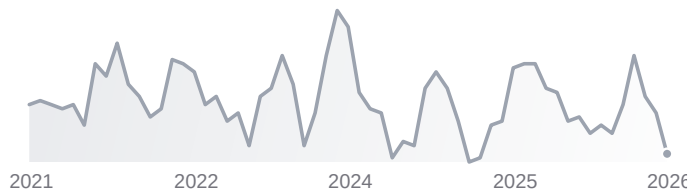
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$465K · Average \$492K

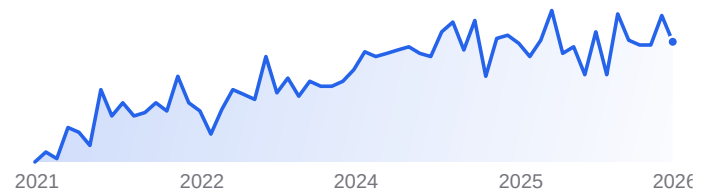
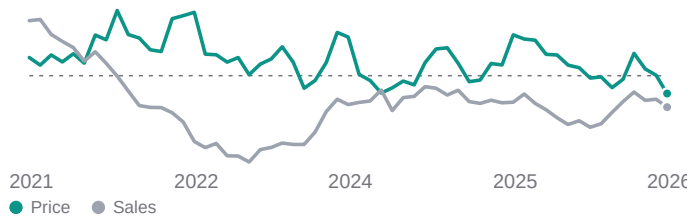


Growth (year over year)

Price -6.7% · Sales -11.9%

Price per square foot

\$298/ft²

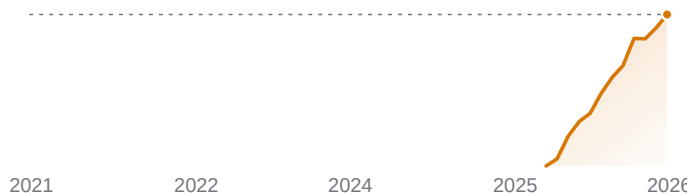


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

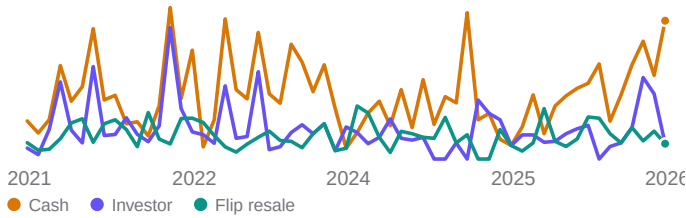
3.6%



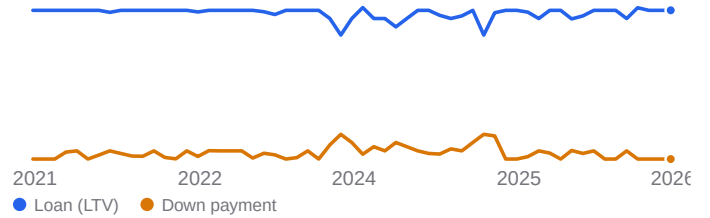
BUYERS & OUTCOMES

Buyer mix

Cash 39% · Investor 4.3% · Flip resale 4.3%

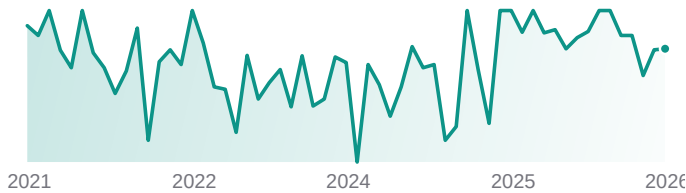


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



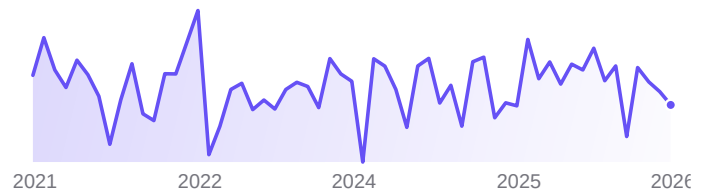
Sellers who sold at a gain

94%



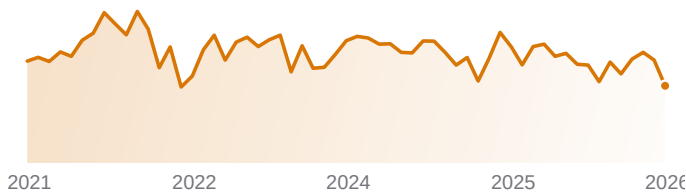
Typical hold before selling

5.2 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,841
Median value (AVM)	\$487K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1986
Single family	46%
Condos	9.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	11%
Median loan-to-value	55%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	43,438
Density	4,413 / mi²
Median household income	\$97K
Average household income	\$137K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	40
Homes occupied	98%
Bachelor's or higher	23%
Poverty rate	5.3%
Unemployment	0.9%
Average temp	56°F
Annual precip	43 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.