

Manassas 20109

ZIP code · VA · Virginia > Prince William County > Manassas

BALANCED MARKET

\$458K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

367

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



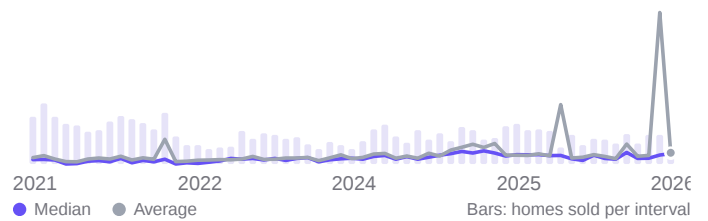
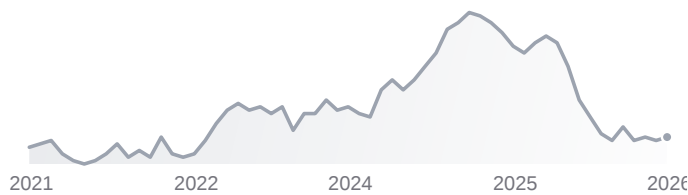
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$490K · Average \$504K

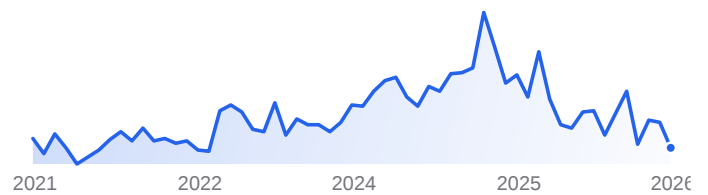
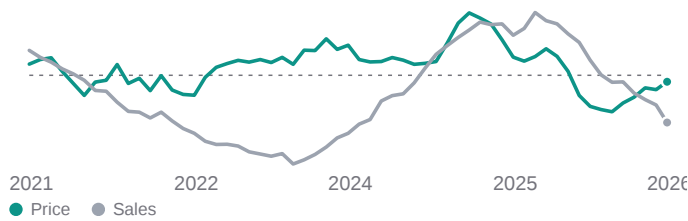


Growth (year over year)

Price -3.3% · Sales -23.9%

Price per square foot

\$258/ft²

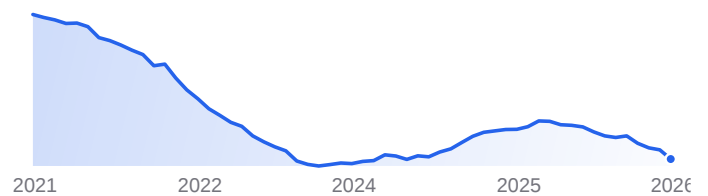
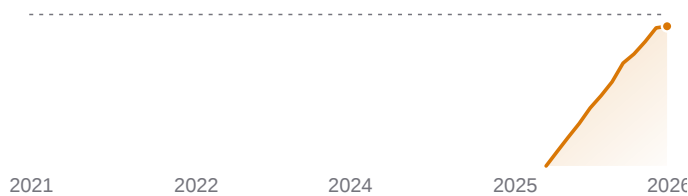


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

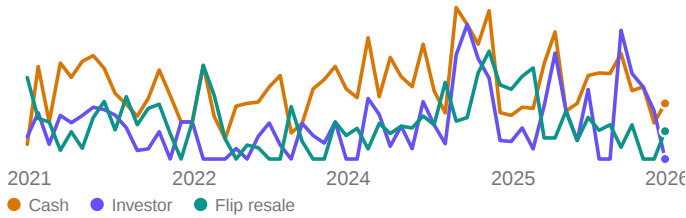
4.1%



BUYERS & OUTCOMES

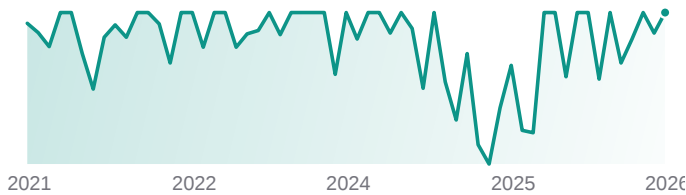
Buyer mix

Cash 13% · Investor 0% · Flip resale 6.3%



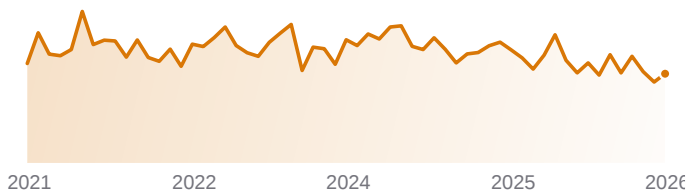
Sellers who sold at a gain

100%

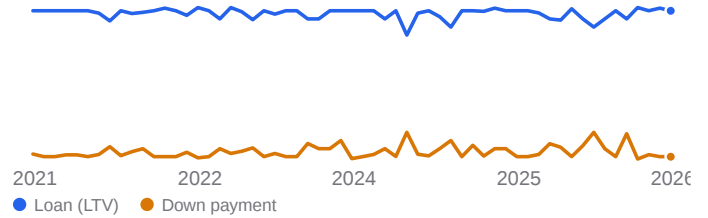


Median annualized return at resale

+5.3%

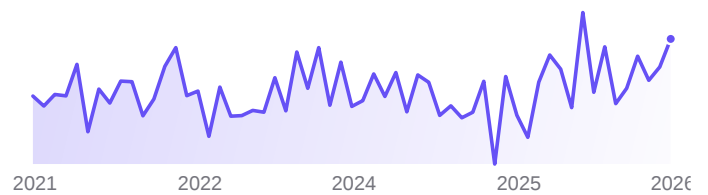


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



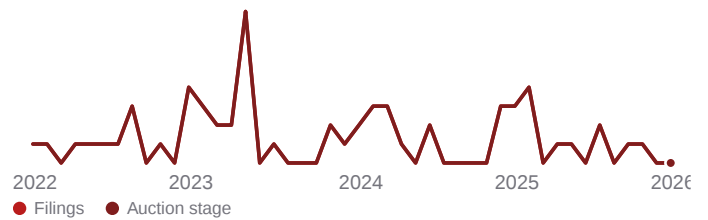
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,949
Median value (AVM)	\$452K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1986
Single family	29%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	0.6%
Owner occupied	81%
Company owned	7.5%
Median loan-to-value	57%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	44,389
Density	2,110 / mi²
Median household income	\$82K
Average household income	\$110K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	38
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	11.2%
Unemployment	1.0%
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.