

Manassas 20110

ZIP code · VA · Virginia > Manassas city > Manassas

BALANCED MARKET

\$502K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

487

SALES (12 MO)

\$513K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



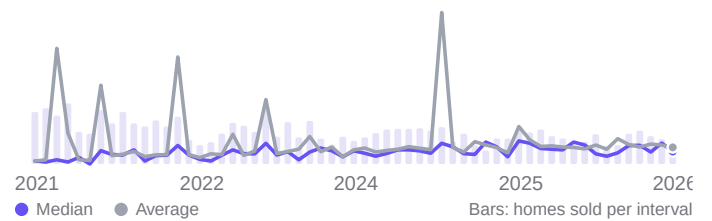
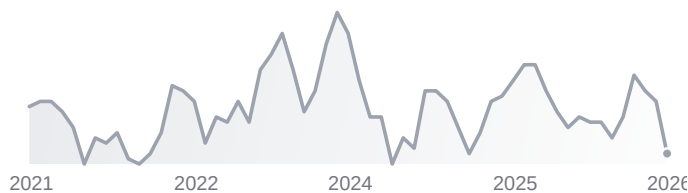
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$480K · Average \$515K

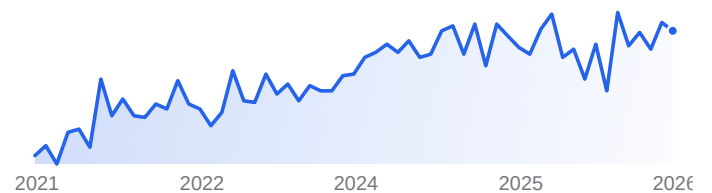
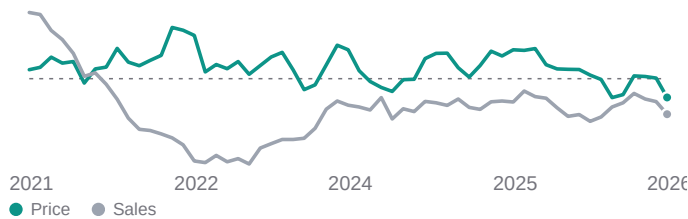


Growth (year over year)

Price -7.4% · Sales -14.0%

Price per square foot

\$307/ft²

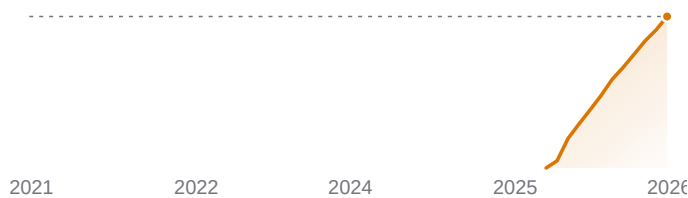


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

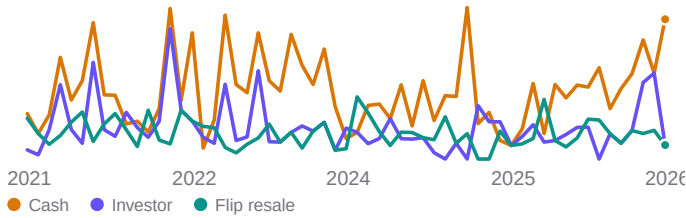
3.6%



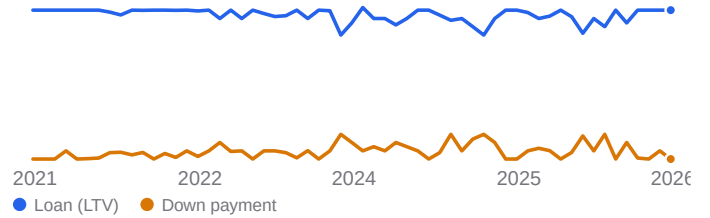
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 3.6% · Flip resale 3.6%

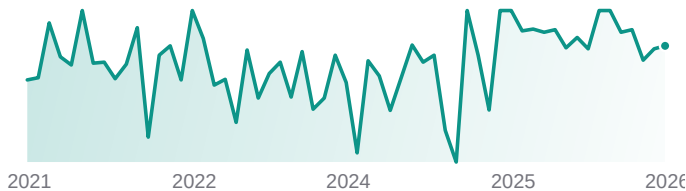


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



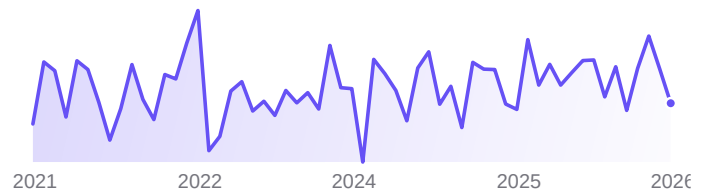
Sellers who sold at a gain

95%



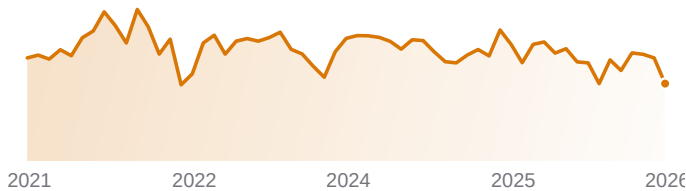
Typical hold before selling

5.3 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,673
Median value (AVM)	\$513K
Median size	1,465 ft²
Median bedrooms	3
Median year built	1986
Single family	51%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	11%
Median loan-to-value	56%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	52,314
Density	3,885 / mi²
Median household income	\$108K
Average household income	\$139K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	40
Homes occupied	98%
Bachelor's or higher	24%
Poverty rate	5.0%
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.