

Manassas 20111

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

BALANCED MARKET

\$522K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

318

SALES (12 MO)

\$522K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



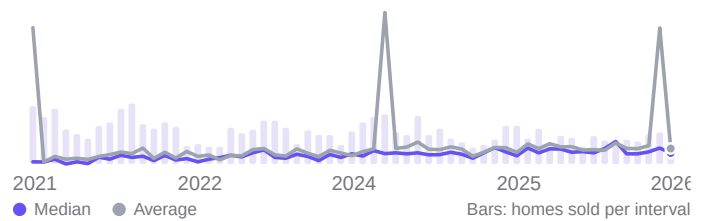
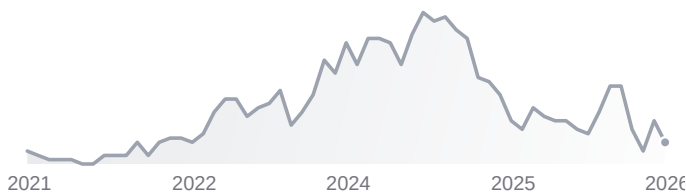
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$499K · Average \$549K

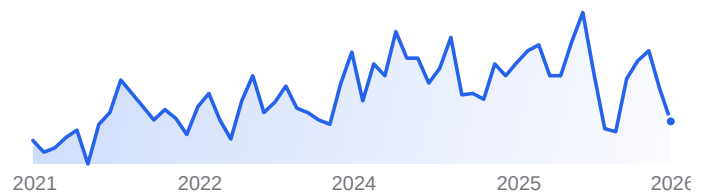
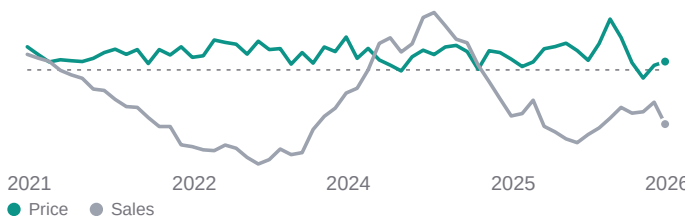


Growth (year over year)

Price +2.9% · Sales -19.1%

Price per square foot

\$272/ft²

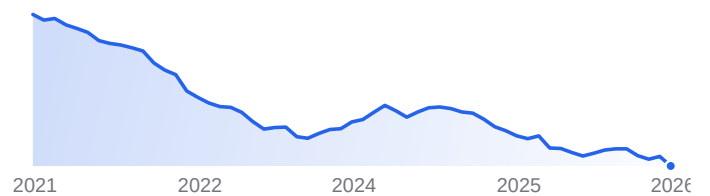
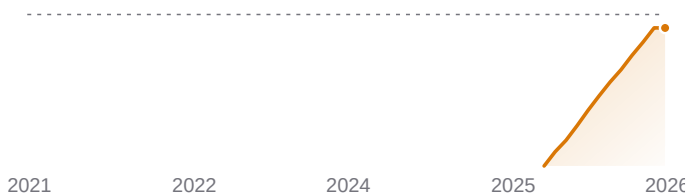


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

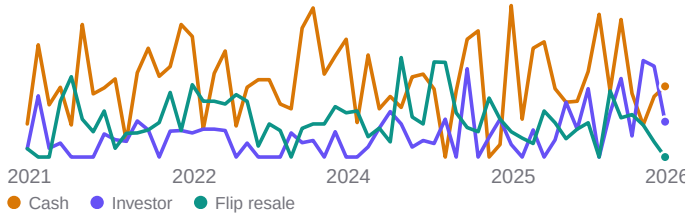
3.1%



BUYERS & OUTCOMES

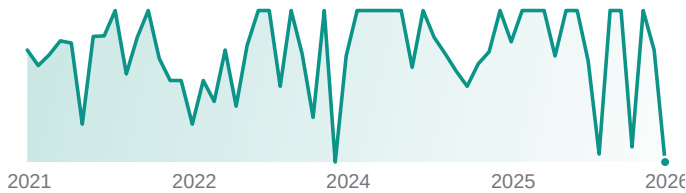
Buyer mix

Cash 13% · Investor 6.7% · Flip resale 0%



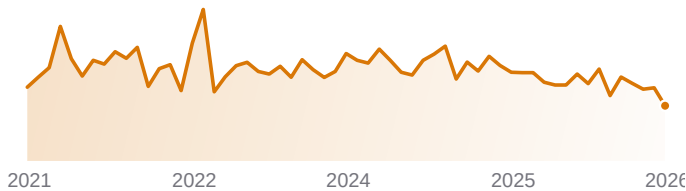
Sellers who sold at a gain

83%

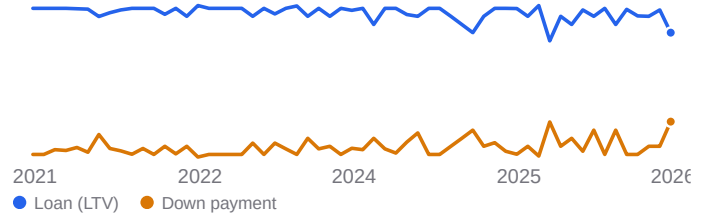


Median annualized return at resale

+3.6%

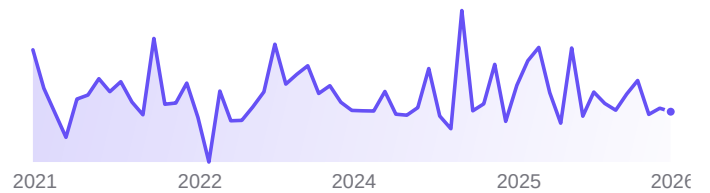


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



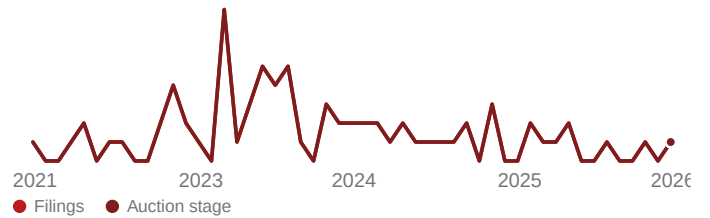
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,388
Median value (AVM)	\$522K
Median size	1,573 ft²
Median bedrooms	3
Median year built	1987
Single family	64%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	0.8%
Owner occupied	82%
Company owned	10%
Median loan-to-value	54%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	37,863
Density	2,332 / mi ²
Median household income	\$112K
Average household income	\$133K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	43
Homes occupied	98%
Bachelor's or higher	19%
Poverty rate	7.3%
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.