

July 2026

Manassas Park City, VA

New Listings**13**

↓ **-51.9%** ↓ **-31.6%**
from Jun 2026: 27 from Jul 2025: 19

YTD	2026	2025	+/-
	151	183	-17.5%

5-year Jul average: **19****New Pendings****11**

↓ **-54.2%** ↓ **-31.3%**
from Jun 2026: 24 from Jul 2025: 16

YTD	2026	2025	+/-
	107	147	-27.2%

5-year Jul average: **17****Closed Sales****19**

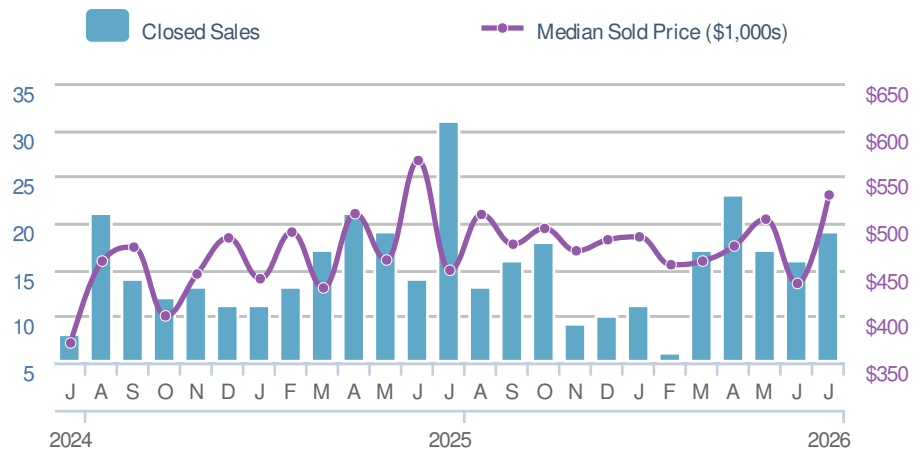
↑ **18.8%** ↓ **-38.7%**
from Jun 2026: 16 from Jul 2025: 31

YTD	2026	2025	+/-
	112	144	-22.2%

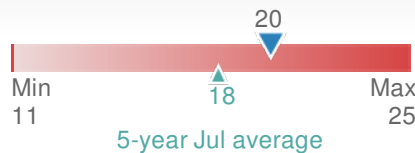
5-year Jul average: **20****Median Sold Price****\$530,540**

↑ **22.0%** ↑ **17.9%**
from Jun 2026: \$435,000 from Jul 2025: \$449,990

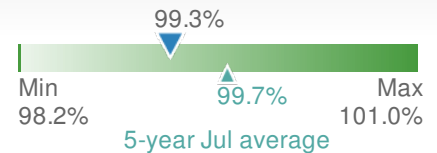
YTD	2026	2025	+/-
	\$469,945	\$474,995	-1.1%

5-year Jul average: **\$438,556****Active Listings****33**

Jun 2026	Jul 2025
28	28

Avg DOM**20**

Jun 2026	Jul 2025	YTD
29	24	30

Avg Sold to OLP Ratio**99.3%**

Jun 2026	Jul 2025	YTD
95.5%	98.2%	98.6%

January thru July 2026 YTD

Manassas Park City, VA

Sold Summary

	2026	2025	% Change
Sold Dollar Volume	\$54,811,610	\$70,674,714	-22.45%
Avg Sold Price	\$486,375	\$493,393	-1.42%
Median Sold Price	\$469,945	\$474,995	-1.06%
Units Sold	112	144	-22.22%
Avg Days on Market	30	21	42.86%
Avg List Price for Solds	\$489,389	\$490,796	-0.29%
Avg SP to OLP Ratio	98.6%	99.8%	-1.14%
Ratio of Avg SP to Avg OLP	98.5%	99.6%	-1.01%
Attached Avg Sold Price	\$451,976	\$441,803	2.30%
Detached Avg Sold Price	\$537,591	\$569,887	-5.67%
Attached Units Sold	67	86	-22.09%
Detached Units Sold	45	58	-22.41%

Financing (Sold)

Assumption	0
Cash	11
Conventional	71
FHA	19
Other	1
Owner	0
VA	10

Days on Market (Sold)

0	0
1 to 10	38
11 to 20	22
21 to 30	12
31 to 60	19
61 to 90	12
91 to 120	4
121 to 180	2
181 to 360	3
361 to 720	0
721+	0

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.

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	0	0	0	0	0	0	0	0
\$100K to \$149,999	0	0	0	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	0	0	0	0	0	0	2	0	0	2
\$300K to \$399,999	0	3	4	1	0	0	14	1	1	3
\$400K to \$499,999	3	1	13	3	4	2	20	3	4	7
\$500K to \$599,999	0	0	1	5	4	4	10	3	1	0
\$600K to \$799,999	0	0	2	0	14	2	0	5	1	0
\$800K to \$999,999	0	0	0	0	0	0	0	2	0	0
\$1M to \$2,499,999	0	0	0	0	0	0	0	0	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	3	4	20	9	22	8	46	14	7	12
Avg Sold Price	\$423,000	\$370,500	\$458,095	\$507,917	\$625,486	\$560,187	\$429,297			
Prev Year - Avg Sold Price	\$0	\$375,000	\$445,885	\$471,196	\$640,266	\$557,333	\$419,470			
Avg Sold % Change	0.00%	-1.20%	2.74%	7.79%	-2.31%	0.51%	2.34%			
Prev Year - # of Solds	0	1	21	22	37	6	57			

Active Detail

Lighthouse Team Sales Year-to-Date



Status	Address	List Price	Close Price	Close Date	Beds	Baths	DOM/C DOM
ACT	7525-K Snowpea Ct #94	\$364,999.00			2	1/2	72
ACT	4046 Lunar Eclipse Dr	\$565,000.00			3	1/2	84
PND	12017 Spring Beauty Rd	\$835,000.00		8/14/2026	5	3/1	9
PND	15490 Waters Creek Dr	\$995,000.00		8/14/2026	4	3/1	5
CLS	18297 Summit Pointe Dr	\$549,000.00	\$542,000	7/24/2026	3	2/2	11
CLS	12301 Cedarwood Ct	\$660,000.00	\$670,000	8/7/2026	4	2/2	30
CLS	3836 N Oakland St	\$1,100,000.00	\$1,251,000	5/29/2026	3	3/1	0
CLS	7608 Hamlet St	\$799,000.00	\$800,000	6/2/2026	4	3/1	9
CLS	15767 Widewater Dr	\$540,000.00	\$540,000	5/18/2026	3	3/1	6
CLS	16128 Hinman Pl	\$935,000.00	\$960,000	3/27/2026	6	3/1	0
CLS	10260 Whitworth Ln	\$499,900.00	\$515,000	3/24/2026	3	2/1	4
CLS	5393 Merry Oaks	\$945,000.00	\$876,000	2/26/2026	6	1/5	22
CLS	15461 Golf Club Dr	\$594,000.00	\$599,000	3/30/2026	4	3/1	9
CLS	9514 Hagel Cir #03/C	\$359,900.00	\$360,000	2/26/2026	3	1/2	21
CLS	12801 Half Moon Ln	\$590,000.00	\$600,000	1/20/2026	4	3/1	9
CLS	13351 Green Meadows Ct	\$1,390,000.00	\$1,349,900	11/14/2025	6	4/1	0
CLS	12437 Pfitzner Ct	\$849,000.00	\$849,000	1/23/2026	5	4/1	10
CLS	9678 Dutchman Dr	\$534,900.00	\$535,000	2/27/2026	2	2/2	31
CLS	7394 Riding Meadow Way	\$475,900.00	\$477,900	3/31/2026	4	1/3	112
CLS	10741 Monocacy Way	\$850,000.00	\$850,000	11/19/2025	6	5/1	17
CLS	7328 Route 29 #102	\$199,999.00	\$206,000	11/17/2025	1	1/1	12
CLS	13540 Kaslo Dr	\$489,900.00	\$490,000	11/4/2025	4	1/3	5
CLS	14303 Chesterfield Dr	\$400,000.00	\$453,000	11/24/2025	5	1/3	8
CLS	7754 Sharpshooters Ct	\$649,900.00	\$649,900	11/14/2025	4	3/1	28
CLS	11175 Stonebrook Dr	\$699,900.00	\$721,546	12/16/2025	4	2/1	32
CLS	107 Mayfair Pl #165	\$335,000.00	\$335,000	1/2/2026	2	1/2	54
CLS	19065 Stallion Rd	\$625,000.00	\$615,000	2/26/2026	3	3/1	120
CLS	1229 Aquia Dr	\$519,900.00	\$539,000	9/30/2025	4	3/1	4
CLS	12120 Garden Ridge Ln #401	\$315,000.00	\$320,000	10/10/2025	1	1/1	11
CLS	7625 Huron Dr	\$549,900.00	\$555,000	10/10/2025	5	1/2	22
CLS	9569 Coggs Bill Dr #302	\$258,990.00	\$258,990	10/9/2025	2	1/1	32
CLS	11933 Airlea Dr	\$870,000.00	\$850,000	10/6/2025	4	1/3	37
CLS	15095 N Ridge Blvd	\$685,000.00	\$680,000	12/12/2025	4	1/3	112
CLS	9913 Hampton Rd	\$359,900.00	\$365,000	8/14/2025	3	1/1	5
CLS	7044 Cindy Ln	\$710,000.00	\$720,000	10/2/2025	5	3/1	39
CLS	25206 Dunvegan Sq	\$679,000.00	\$701,189	10/14/2025	3	2/2	65
CLS	10100 North Streamview Ct	\$750,000.00	\$750,000	8/29/2025	4	3/1	278