

**Sarah  
Harrington**  
703.623.7010  
sarah.harrington@cox.net

**Anne  
Harrington**  
703.585.8595  
anharring@msn.com



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

309 W Maple Avenue  
Vienna, VA 22180



**Dear Neighbors,**

*January 14, 2022*

The Northern Virginia Board of Realtors has published its end of year statistics for **2021** and report an average increase of **5.35%** over the previous year. The market has increased over 14% in the last 2 years. The **average property price** was **\$703,197 at the end of 2021** and includes all types of homes including condos. **Fairfax County increased by 7.8%**.

Economists are predicting **another healthy market in 2022**. Interest rates are expected to continue rising and this should help to stabilize prices after the first few months of the year. This will make it less competitive and easier for first time buyers to buy property, especially once we see more inventory. **The 30 year fixed rate for a conventional loan with no points is currently 3.22%**.

**Mantua in 2021, 53 homes sold.** The average price was **\$948,482** and they sold in an average of 13 days. The inventory was much lower than the previous year which contributed to the average sales price increase of **9.6%, up from \$864,833 in 2020, and \$797,105 in 2019.**

**Ridgelea Hills** had a much higher number of homes sell **in 2021** than usual: **12 homes sold** for an average of **\$1,073,294, up 14.4%** from the **\$937,500 end of year 2020** average, when only 2 homes sold.

**In the extended Mantua community:**

- **Pine Ridge** had **8 homes** changing hands for an average price of **\$1,083,975.**
- **Sutton Place** had **3 homes** sold for an average sales price of **\$850,333.**
- **Winterset** in Annandale, part of Mantua School District, saw **9 homes** sell for an average of **\$787,340.**

Many sellers listed their homes despite the restrictions of Covid and obtained great results, often with multiple contracts, waived contingencies and escalated prices. We had 3 listings that sold for \$200,000 over the asking price or more, and one home we listed in Ridgelea Hills obtained 33 offers in March. The continued low inventory and low mortgage rates helped to fuel the market and the desire of people to move into bigger spaces in the suburbs with home offices and outdoor space was much in demand like last year. More companies continue to move to Northern Virginia. This is all good for the local economy and the housing market.

**The conforming limit in our "high cost" area for conventional loans will be raised to \$970,800** this year which will make it easier for buyers to purchase with the rising prices. Purchasers can obtain mortgages at the lowest rate up to this loan amount. This will be advantageous for the market, as our prices continue to increase in the area. Economic news indicates that the mortgage interest rates will rise this year, but we still expect that rates will remain below 4%.

**We were very grateful that our industry remained healthy again this year, being able to help 37 sellers and 22 buyers in 2021.** We continue to be the number 1 agents in the Vienna Long and Foster office and this enables us to continue to sponsor and contribute to our local schools, youth sports teams and charities.

Thank you to everyone who used our services for the first time this year and our many repeat clients. We also appreciate your referrals. We hope you will call us if you have any questions related to real estate, need the names of reliable contractors,

## 53 Mantua Homes SOLD in 2021 w/ Avg. Price \$948,4824 and Avg. DOM 13

PROPERTY ADDRESS	STYLE OF HOME	BEDS	BATHS	ACRES	SQ FT*	SOLD PRICE	DATE	DOM
9000 Glenbrook Rd	Contemporary	4	2.5	0.69	2394	\$1,000,000	3/16/2021	6
3309 Mantua Dr	Contemporary	5	3.5	0.40	2813	\$1,059,190	3/25/2021	2
3220 Brookings Ct	Colonial	4	2.5	0.20	2705	\$950,000	6/11/2021	3
3423 Barkley Dr	Rancher	3	2.5	0.98	1812	\$909,000	8/17/2021	13
3717 Ridgelea Dr	Colonial	4	3.5	0.29	3132	\$1,211,033	6/15/2021	5
3911 Skyview Ln	Colonial	5	4.5	1.19	3608	\$1,585,000	7/7/2021	3
3306 Rocky Mount Rd	Split Foyer	4	2	0.24	1120	\$769,000	6/22/2021	11
3401 Albion Ct	Split Foyer	4	3	0.26	1504	\$857,512	6/3/2021	7
8805 Lynnhurst Dr	Split Level	5	2.5	0.34	2250	\$1,050,000	5/21/2021	4
9003 Stoneleigh Ct	Split Level	4	3	0.46	1760	\$907,600	9/13/2021	5
9115 Coronado Ter	Contemporary	4	3	0.49	1923	\$862,500	6/15/2021	3
3726 Prince William Dr	Colonial	4	2.55	0.52	2512	\$955,000	3/24/2021	4
9129 Leghorn Pl	Colonial	5	3.5	0.27	2719	\$926,677	1/5/2021	5
3719 Prince William Dr	Colonial	4	2.55	0.46	2838	\$1,000,000	6/8/2021	6
8905 Southwick St	Rancher	4	2.5	0.80	1726	\$785,000	4/21/2021	2
3822 Prince William Dr	Traditional	5	4.5	0.49	1588	\$1,135,000	3/26/2021	0
9315 Tovito Dr	Raised Ranch	4	3	0.62	1770	\$885,000	3/1/2021	2
3208 Barbara Ln	Colonial	4	3.5	0.73	2985	\$940,000	2/26/2021	0
9035 Pixie Ct	Split Foyer	5	3	0.46	1344	\$800,000	10/26/2021	7
3615 Prince William Dr	Split Foyer	4	3	0.46	1540	\$823,500	9/3/2021	6
3916 Glenbrook Rd	Rancher	3	2.5	1.17	1556	\$735,000	11/29/2021	0
9357 Tovito Dr	Split Foyer	4	3	0.35	1440	\$815,000	12/8/2021	1
9028 Pixie Ct	Split Foyer	4	3	0.46	1425	\$820,400	12/14/2021	5
3517 Barkley Dr	Split Level	4	3	0.75	2444	\$905,000	10/22/2021	4
3614 Laurel Leaf Ln	Split Foyer	5	3	0.55	1680	\$1,005,000	10/26/2021	4
9011 Glenbrook Rd	Contemporary	4	2	0.56	1260	\$735,000	10/13/2021	6
3319 Parkside Ter	Craftsman	6	4.5	0.48	3656	\$1,530,000	10/25/2021	25
9207 Kilmarnock Dr	Rancher	4	3	0.51	1346	\$721,200	9/15/2021	6
9118 Glenbrook Rd	Split Level	4	3	0.46	1566	\$838,000	9/30/2021	19
3702 Prince William Dr	Colonial	4	3.5	0.48	3410	\$800,000	9/10/2021	3
9011 Colesbury Pl	Colonial	3	2.55	0.59	2358	\$925,000	8/16/2021	1
3527 Laurel Leaf Ln	Colonial	5	3.5	0.34	2820	\$912,000	11/29/2021	93
3612 Dorado Ct	Split Foyer	5	3	0.46	1566	\$800,000	8/27/2021	1
3314 Parkside Ter	Rancher	4	3	0.47	1715	\$895,000	7/19/2021	0
9000 Colesbury Pl	Split Foyer	5	3	0.46	1680	\$1,050,000	7/20/2021	2
3990 Briarbrush Way	Colonial	4	3.5	0.25	3028	\$999,000	7/16/2021	6
9308 Hamilton Dr	Contemporary	4	3	0.46	2612	\$900,000	8/6/2021	25
3122 Barkley Dr	Craftsman	6	5.5	1.21	5063	\$1,930,000	10/29/2021	125
9301 Santayana Dr	Split Foyer	5	3	0.30	1390	\$855,000	6/17/2021	5
3615 Lido Pl	Colonial	4	3.5	0.47	2611	\$1,020,000	6/22/2021	4
3209 Amberley Ln	Rancher	5	3	0.96	1570	\$740,000	5/27/2021	1
3501 Barkley Dr	Contemporary	4	3.5	0.88	2176	\$910,000	7/6/2021	16
9206 Coronado Ter	Colonial	4	3	0.46	2243	\$905,000	6/2/2021	11
9004 Glenbrook Rd	Colonial	5	4	0.65	3116	\$1,213,500	6/15/2021	6
3200 Barkley Dr	Contemporary	3	2.5	0.58	2626	\$1,080,000	5/12/2021	9
3700 Prince William Dr	Split Level	5	3	0.50	1693	\$879,900	5/27/2021	23
9201 Ponce Pl	Colonial	4	4	0.52	2290	\$856,000	4/27/2021	4
3524 Barkley Dr	Traditional	5	3	0.91	3055	\$925,000	5/7/2021	33
9105 Santayana Dr	Contemporary	4	3	0.46	1844	\$966,000	3/9/2021	6
3139 Barbara Ln	Rancher	5	2	0.58	2142	\$800,000	2/24/2021	17
3408 Barkley Dr	Rancher	4	2	1.21	2088	\$755,000	1/8/2021	9
3601 Kirkwood Dr	Traditional	1	1	0.55	1228	\$655,550	1/13/2021	7
8910 Karen Dr	Rancher	4	4	0.52	2821	\$982,000	2/26/2021	118

## 12 Ridgelea Hills Homes SOLD in 2021 w/ Avg. Price \$1,073,294 and Avg. DOM 4.3

PROPERTY ADDRESS	STYLE OF HOME	BEDS	BATHS	ACRES	SQ FT*	SOLD PRICE	DATE	DOM
3912 Bentwood Ct	Colonial	4	3.5	0.25	2816	\$1,202,000	10/15/2021	7
3806 Moss Brooke Ct	Colonial/Split	5	3	0.24	2880	\$1,000,000	7/30/2021	4
3717 Ridgelea Dr	Colonial	4	3.5	0.29	3132	\$1,211,033	6/15/2021	5
3915 Laro Ct	Colonial	6	5.5	0.37	3349	\$1,032,500	7/1/2021	0
3911 Sandalwood Ct	Colonial	4	3.5	0.36	3398	\$1,325,000	11/29/2021	0
3927 Bentwood Ct	Colonial/Split	4	2.5	0.30	2880	\$ 935,000	7/19/2021	4
3807 Sandalwood Ct	Colonial	4	3.5	0.33	3132	\$1,150,000	8/2/2021	1
3904 Ridgelea Dr	Colonial	4	3.5	0.25	3008	\$ 935,000	7/16/2021	4
3707 Millbank Ct	Colonial/Split	4	3	0.25	2880	\$ 950,000	7/26/2021	13
3907 Laro Ct	Colonial	5	4.5	0.36	3643	\$1,135,000	4/9/2021	0
3802 Ridgelea Dr	Colonial	5	3.5	0.25	3008	\$1,004,000	3/31/2021	8
3700 Millbank Ct	Colonial	4	3.5	0.30	2624	\$1,000,000	3/16/2021	6

## 8 Pine Ridge Homes SOLD in 2021 w/ Avg. Price of \$1,083,975 and Avg. DOM 5.375

PROPERTY ADDRESS	STYLE OF HOME	BEDS	BATHS	ACRES	SQ FT*	SOLD PRICE	DATE	DOM
3712 Morningside Dr	Craftsman	4	4.55	1.5	2675	\$1,585,000	4/20/2021	1