



Manassas, Virginia.

Current market data.

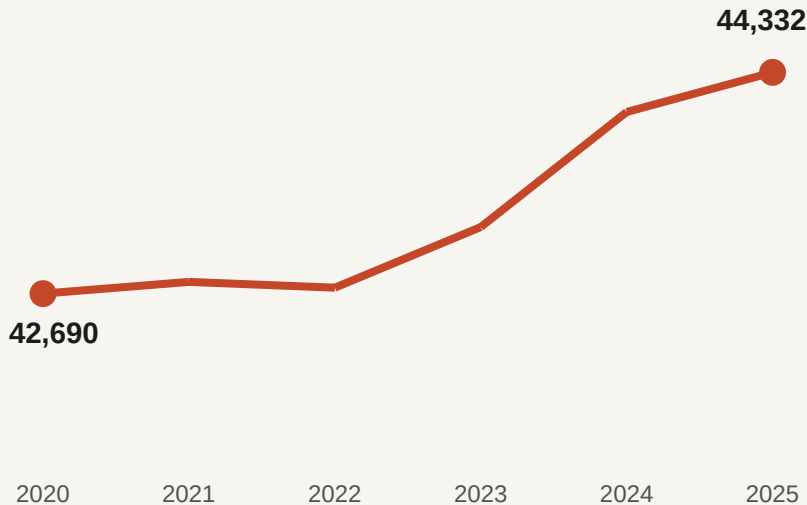
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

44,332

people, the 16th-largest of Virginia's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

89.8%

of 22,287 jobs located in Manassas are filled by in-commuters.



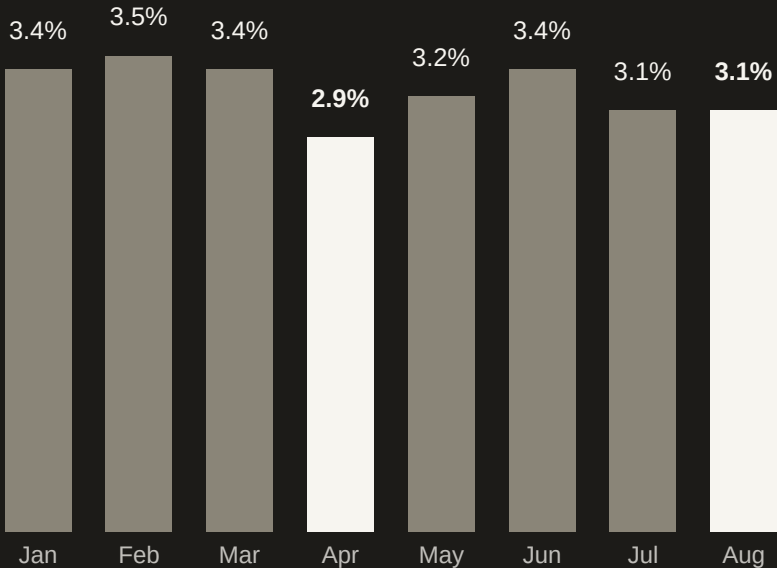
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.9%.

3.1%

in August 2026, the latest month released. A year earlier it was 3.1%.

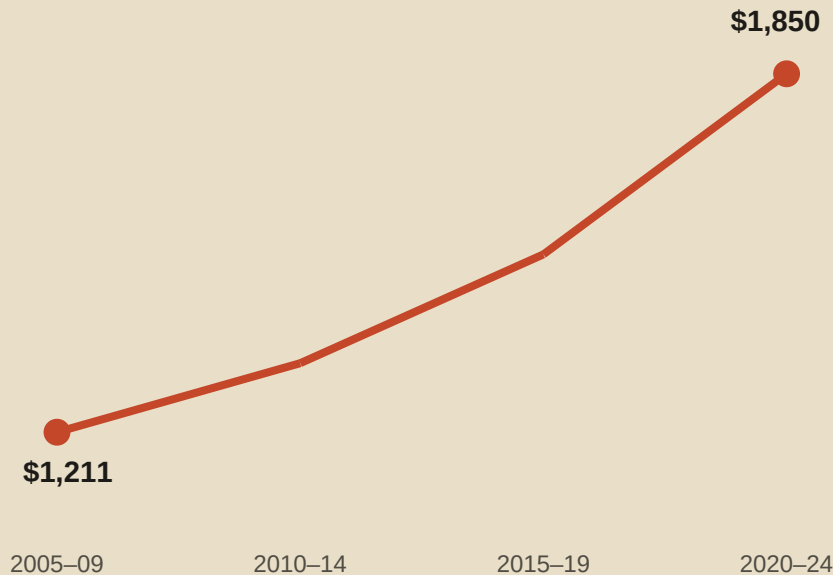


RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$1,850

a month. Virginia's median is \$1,579.





THE SEAM

Cross one tract line and median rent jumps \$619.

A \$619 gap between neighbors, the sharpest rent edge between adjacent tracts in Manassas city.

TRACT 9102.01

\$1,663

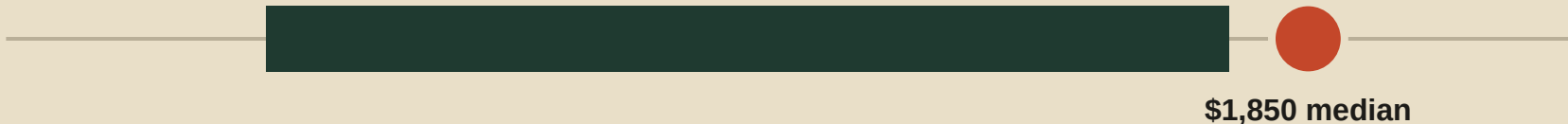
TRACT 9101

\$2,282

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,201–\$1,801



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,103

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 14,505 homes here.

52–223

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 17% more than Virginia's.

\$449,900

median home value in Manassas.

Manassas



\$449,900

Virginia



\$383,700

U.S.



\$332,700

THAT WAS MANASSAS'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/va/manassas/**](https://almanacdata.ai/e/va/manassas/)

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