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CHRISTIE'S
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**Dear Mantua and
Ridgelea Hills Neighbors,**

January 2021

The Northern Virginia Board of Realtors has published its end of year statistics for 2020 and report an average increase of 8.85% over the previous year. The average house price was \$667,516 and includes all types of homes including condos. It took an average of 21 days to get a contract in 2020. In October 2020, Northern Virginia saw the highest number of home sales for October in the last 16 years. Economists are predicting another similar brisk market in 2021.

In Mantua, 84 homes sold — an unusually high number — with an average price of **\$864,833**. The average days on market was 16. This average sales price is **8.5% more than last year**, when **61 homes sold** and the average price was **\$797,105**.

Only two homes appeared on the market this year and sold in **Ridgelea Hills** for an average of **\$937,500**.

Following the usual active Spring market, the demand for housing continued to outpace the supply, even though we saw a record number of homes change hands in 2020. There was a shortage of inventory compared to previous years. Of the people who decided to go ahead and list their homes despite Covid-19, many were amazed to get multiple offers and a ratified contract within days. The interest rates continued to drop throughout 2020 and often there were 5 or more competing offers on each listing, and in some cases buyers were escalating well over list price. We know that several companies are moving into the Washington area and Google plans to double the size of its Reston office. This is good for the local economy and further increases the demand for housing in Northern Virginia.

This is NOT a normal year with many people working from home and children not in school. Thirty-two percent of the buyers this year, who had not planned on moving pre-Covid-19, decided to relocate from the city to the suburbs. Statistics show that 75% of buyers reported they wanted space for a home office. Some people sold their primary residence and moved into their vacation homes. Forty percent moved within 100 miles. While 57% of buyers were looking for more square footage—to allow for social distancing, online working, etc.—45% cited wanting more outdoor, recreational space and 44% were looking for larger and updated kitchens.

The real estate industry coped well with the new regime, putting many safety precautions in place to protect the health of both buyers and sellers. There were fewer open houses and home showings were staggered with people wearing masks, shoe coverings and gloves.

We were very grateful that our industry remained healthy. We helped **36 sellers and 16 buyers in 2020**, and continue to be the **top selling agents in the Vienna Long and Foster office**. More so than other years, we sponsored and contributed to our local schools, charities and food banks: The Leukemia and Lymphoma Society, Life with Cancer, Food for Others, Toys for Tots, The Lamb Center, NAMI and others.

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, or advice about selling your home in the upcoming years.

In the meantime, we send our best wishes to you and your family and hope 2021 will bring peace and Covid relief both here and abroad.



Anne and Sarah

84 Mantua Homes SOLD in 2020 w/ Avg. Price \$864,833 and Avg. DOM 16

PROPERTY ADDRESS	STYLE OF HOME	BEDS	BATHS	GAR	SQ FT*	SOLD PRICE	DATE	DOM
3316 Prince William Drive	Split Foyer	5	3	1	1,456	\$ 580,000	12/30/2020	1
9214 Santayana Drive	Rambler	4	3	0	1,490	\$ 643,999	01/27/2020	45
3319 Parkside Terrace	Bi-Level	4	3	0	1,632	\$ 650,000	09/29/2020	12
9215 Santayana Drive	Colonial	4	4.5	1	2,739	\$ 669,000	01/09/2020	59
3138 Barkley Drive	Colonial	5	2	0	1,756	\$ 679,900	06/30/2020	7
3508 Barkley Drive	Rambler	5	3.5	0	2,561	\$ 710,000	04/30/2020	130
3303 Prince William Drive	Colonial	4	2.5	1	2,128	\$ 725,000	07/22/2020	6
9126 Santayana Drive	Split Foyer	5	3	2	1,566	\$ 730,100	09/24/2020	3
9020 Southwick Street	Rambler	4	3.5	0	2,922	\$ 735,000	07/08/2020	99
3303 Rocky Mount Road	Rambler	4	3	0	1,551	\$ 749,000	05/29/2020	4
9102 Hamilton Drive	Split Level	4	3	0	1,750	\$ 750,000	09/23/2020	28
9348 Tovito Drive	Split Level	4	2	2	1,756	\$ 760,000	04/23/2020	7
9209 Glenbrook Road	Rambler	4	3	0	1,715	\$ 765,000	07/10/2020	17
9346 Tovito Drive	Colonial	4	2.5	2	2,576	\$ 765,000	01/17/2020	184
9217 Santayana Drive	Colonial	4	3.5	1	2,109	\$ 769,000	02/07/2020	33
9119 Maywood Lane	Split Foyer	5	3	0	2,564	\$ 770,000	11/18/2020	20
3408 Alba Place	Split Foyer	4	3	2	3,000	\$ 770,000	03/11/2020	3
9302 Santayana Drive	Rambler	4	3	1	1,710	\$ 775,000	10/16/2020	11
3217 Prince William Drive	Colonial	5	3.5	1	1,924	\$ 775,000	07/23/2020	6
3309 Parkside Terrace	Split Level	5	2.5	2	2,135	\$ 775,000	07/02/2020	5
9223 Santayana Drive	Bi-Level	4	4	1	2,484	\$ 775,000	02/12/2020	10
3323 Parkside Terrace	Rambler	5	3	2	1,715	\$ 779,000	05/06/2020	27
3321 Prince William Drive	Split Foyer	4	3	1	1,538	\$ 780,000	10/29/2020	3
3325 Prince William Drive	Split Foyer	5	3	1	1,484	\$ 785,000	10/14/2020	8
3221 Prince William Drive	Colonial	4	3.5	1	1,887	\$ 785,000	11/24/2020	37
3310 Rocky Mount Road	Colonial	4	3	1	2,608	\$ 785,000	03/30/2020	10
3621 Dorado Court	Rambler	4	3	2	1,649	\$ 787,950	05/28/2020	6
9105 Courtley Court	Rambler	4	2	0	1,579	\$ 789,000	09/25/2020	7
3221 Amberley Lane	Split Level	5	3	0	1,876	\$ 789,900	12/03/2020	22
3716 Acosta Road	Split Foyer	4	3	1	1,616	\$ 790,000	12/04/2020	5
9132 Santayana Drive	Rambler	4	3	2	1,800	\$ 790,000	03/17/2020	3
9365 Tovito Drive	Split Level	4	2.5	2	1,756	\$ 792,311	07/30/2020	10
3509 Prince William Drive	Rambler	3	3	2	1,959	\$ 799,900	05/07/2020	6
9315 Hamilton Drive	Split Foyer	5	3	1	3,150	\$ 800,000	09/30/2020	15
3306 Midland Road	Split Foyer	5	3	1	1,382	\$ 800,000	07/09/2020	3
3821 Chantal Lane	Split Level	5	3	2	1,536	\$ 803,000	11/24/2020	57
3991 Briary Way	Colonial	6	4.5	1	2,551	\$ 805,000	10/09/2020	1
9127 Maywood Lane	Rambler	5	3	1	3,232	\$ 815,000	09/04/2020	12
9118 Santayana Drive	Split Level	4	3.5	0	1,706	\$ 816,200	03/19/2020	4
8815 Southwick Street	Rambler	4	3	3	2,606	\$ 825,000	12/01/2020	1
3833 Prince William Drive	Split Level	4	4.5	2	2,309	\$ 826,000	09/30/2020	0
9312 Santayana Drive	Split Foyer	5	3	0	1,390	\$ 826,258	10/19/2020	5
3318 Rocky Mount Road	Colonial	4	2.5	0	3,081	\$ 830,000	07/27/2020	10
3407 Alba Place	Split Foyer	4	3	2	2,762	\$ 831,000	09/01/2020	3
9327 Glenbrook Road	Colonial	5	3.5	2	1,895	\$ 839,000	01/31/2020	8
9362 Tovito Drive	Colonial	4	2.5	2	2,394	\$ 840,000	12/01/2020	6
9009 Stoneleigh Court	Split Foyer	4	3	2	1,680	\$ 840,000	03/31/2020	7
3118 Barbara Lane	Rambler	4	3	2	2,062	\$ 840,000	02/07/2020	1
9370 Tovito Drive	Colonial	4	2.5	2	2,468	\$ 840,044	03/27/2020	8
8925 Colesbury Place	Split Level	4	3	1	2,056	\$ 849,000	05/29/2020	6
3727 Acosta Road	Colonial	6	4	2	2,632	\$ 850,000	08/21/2020	10
9215 Saint Marks Place	Contemporary	5	3	2	2,438	\$ 850,000	02/24/2020	1
9202 Christopher Street	Colonial	4	3.5	2	2,214	\$ 855,000	04/03/2020	4
9335 Tovito Drive	Colonial	5	3.5	2	2,412	\$ 865,000	03/25/2020	5
9004 Southwick Street	Rambler	4	4	2	2,663	\$ 871,000	09/21/2020	19
3521 Kirkwood Drive	Rambler	4	3	2	3,263	\$ 875,000	08/12/2020	5
9026 Pixie Court	Colonial	7	5	0	4,069	\$ 875,300	09/29/2020	39
8812 Southwick Street	Traditional	4	4	1	3,228	\$ 880,000	12/04/2020	21
8933 Colesbury Place	Cape Cod	6	3.5	2	3,850	\$ 890,000	02/19/2020	51
9128 Saint Marks Place	Contemporary	4	3	0	1,936	\$ 915,000	11/16/2020	8
3605 Lido Place	Contemporary	5	3	0	2,155	\$ 925,000	06/15/2020	12
9204 Saint Marks Place	Colonial	5	4	2	2,847	\$ 930,000	08/21/2020	6
3329 Mantua Drive	Contemporary	4	2.5	0	2,674	\$ 936,000	04/10/2020	5
3812 Chantal Lane	Split Foyer	5	4	2	2,064	\$ 941,135	04/10/2020	5
3704 Cordova Place	Contemporary	4	3.5	0	2,644	\$ 943,000	03/17/2020	10
3603 Prince William Drive	Contemporary	5	3	0	2,466	\$ 949,000	08/14/2020	0
9215 Santayana Drive	Contemporary	5	3.5	1	2,739	\$ 951,000	06/25/2020	1
8901 Karen Drive	Rambler	4	3	2	1,677	\$ 952,000	11/02/2020	6
9201 Saint Marks Place	Contemporary	6	3	0	3,088	\$ 956,500	07/15/2020	5
3705 Acosta Road	Split Level	5	3	1	2,444	\$ 962,000	08/27/2020	4
3516 Barkley Drive	Rambler	6	4	0	3,500	\$ 965,000	10/30/2020	14
8906 Colesbury Place	Colonial	4	3.5	2	2,542	\$ 970,000	09/21/2020	15
8806 Lynnhurst Drive	Colonial	5	4	2	2,836	\$ 998,000	06/18/2020	5
8910 Karen Drive	Rambler	5	3	2	2,821	\$ 999,900	04/15/2020	7
8912 Lynnhurst Drive	Colonial	4	3.5	2	3,382	\$1,016,000	11/30/2020	5
9202 Ponce Place	Contemporary	4	4	0	2,184	\$1,050,000	09/18/2020	3
3213 Barbara Lane	Rambler	5	3.5	3	3,507	\$1,068,000	11/06/2020	41
9111 Coronado Terrace	Split Foyer	5	3.5	2	2,160	\$1,075,000	07/13/2020	0
8945 Glenbrook Road	Rambler	4	2.5	0	3,070	\$1,080,000	08/07/2020	3
3822 Bosworth Court	Colonial	5	4.5	2	3,609	\$1,175,000	09/07/2020	5
3896 Glenbrook Road	Colonial	6	4.5	2	3,986	\$1,200,000	03/20/2020	15
9108 Southwick Street	Craftsman	6	6.55	4	6,040	\$1,500,000	08/07/2020	35
3615 Glenbrook Road	Craftsman	6	5.5	3	4,512	\$1,525,596	09/03/2020	0
3129 Chichester Ln #3	Craftsman	4	3.5	3	3,612	\$1,643,900	12/18/2020	0

2 Ridgelea Hills Homes SOLD in 2020 w/ Avg. Price of \$937,500 and Avg. DOM 0.5

PROPERTY ADDRESS	STYLE OF HOME	BEDS	BATHS	GAR	ACRES	SOLD PRICE	DATE	DOM
3706 Moss Brooke Court	Colonial	4	3.5	2	2,816	\$ 950,000	11/06/2020	0
3909 Sandalwood Court	Colonial	4	4.5	2	3,132	\$ 925,000	04/02/2020	1

* Square Feet Above Grade