

Alexandria city, VA

County · VA · Virginia

BALANCED MARKET

\$730K

MEDIAN SALE PRICE

-7.2%

1-YR CHANGE

2,057

SALES (12 MO)

\$717K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



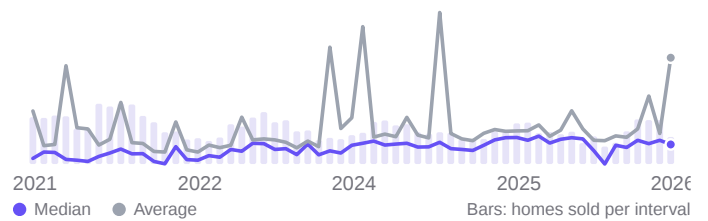
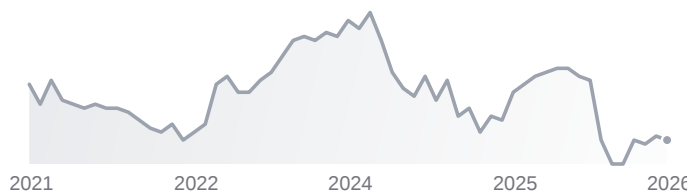
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$710K · Average \$1.7M

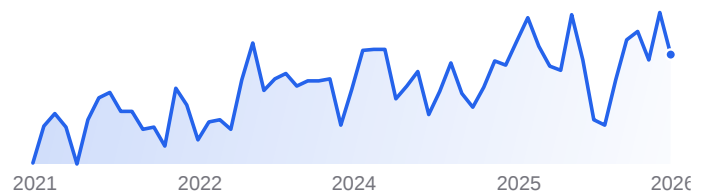
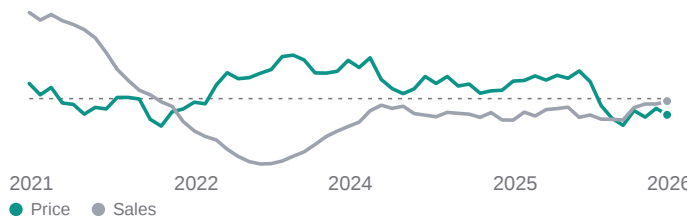


Growth (year over year)

Price -7.2% · Sales -1.1%

Price per square foot

\$467/ft²

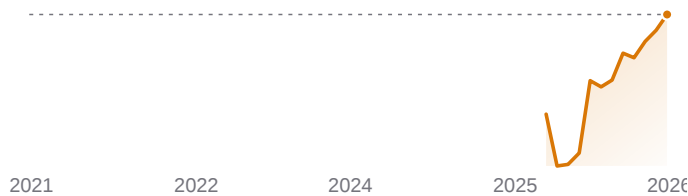


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

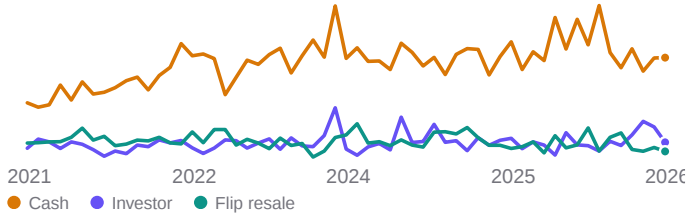
4.4%



BUYERS & OUTCOMES

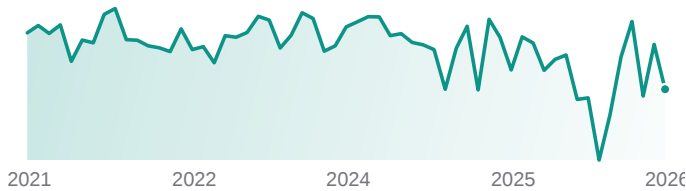
Buyer mix

Cash 23% · Investor 4.0% · Flip resale 2.0%



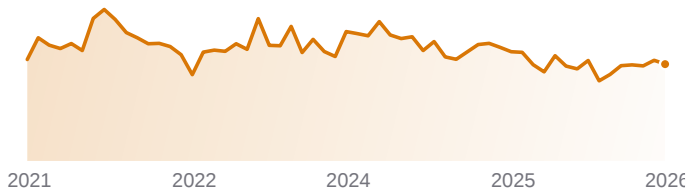
Sellers who sold at a gain

90%

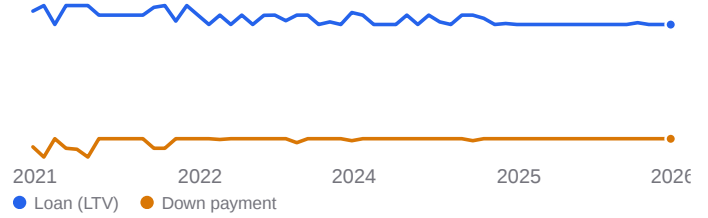


Median annualized return at resale

+3.5%

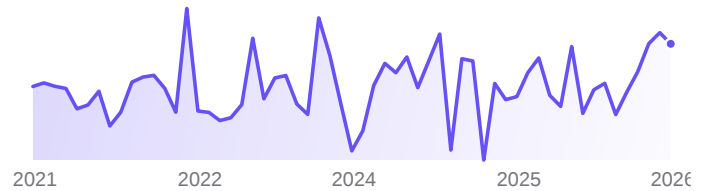


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



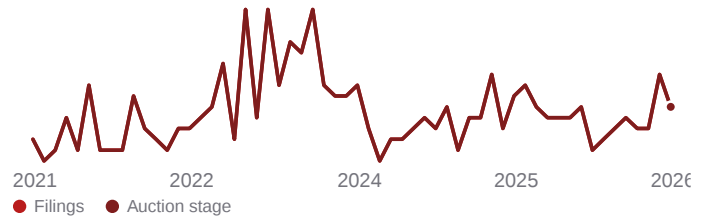
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	46,318
Median value (AVM)	\$717K
Median size	1,380 ft²
Median bedrooms	2
Median year built	1970
Single family	33%
Condos	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	18%
Median loan-to-value	57%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	158,607
Density	10,620 / mi²
Median household income	\$111K
Average household income	\$152K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	38
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	8.3%
Unemployment	0.8%
Average temp	56°F
Annual precip	42 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.