

Bull Run District

Macro neighborhood · VA · Virginia > Fairfax County > Chantilly

BUYER'S MARKET

\$647K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

1,334

SALES (12 MO)

\$711K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



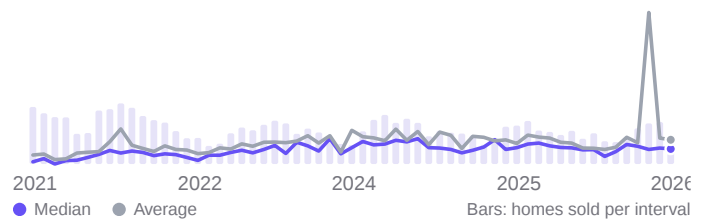
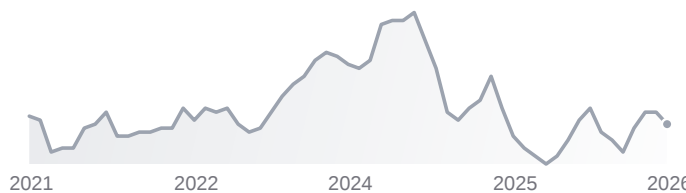
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$645K · Average \$748K

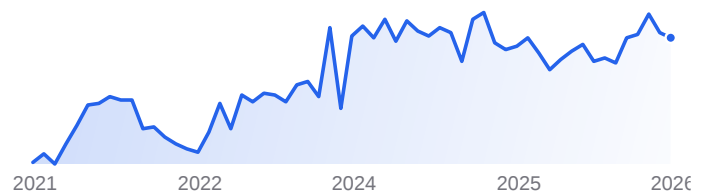
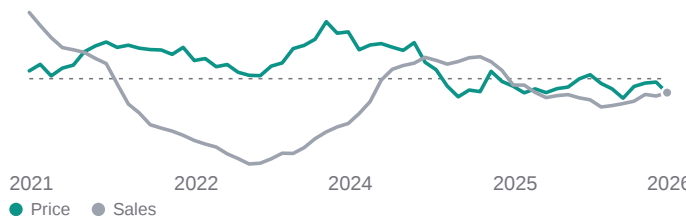


Growth (year over year)

Price -6.3% · Sales -6.1%

Price per square foot

\$395/ft²

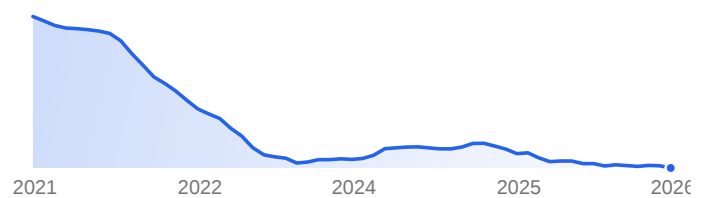
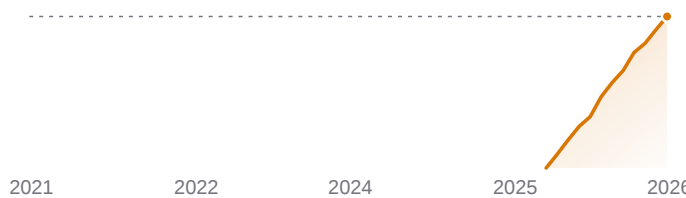


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

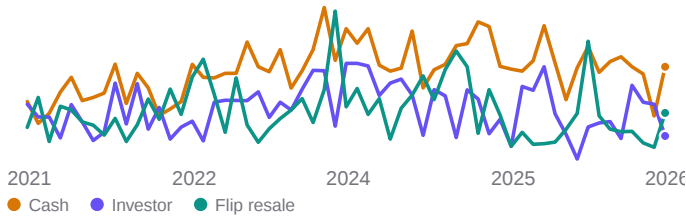
3.4%



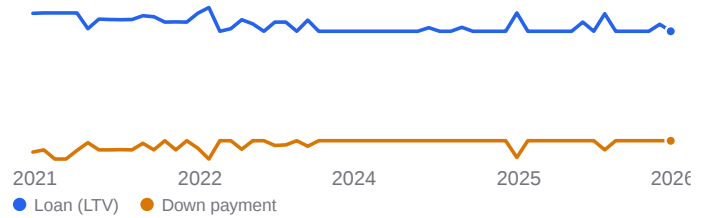
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 3.8% · Flip resale 7.7%



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



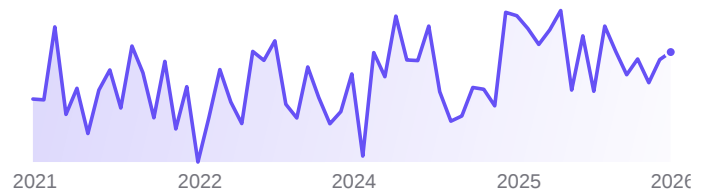
Sellers who sold at a gain

96%



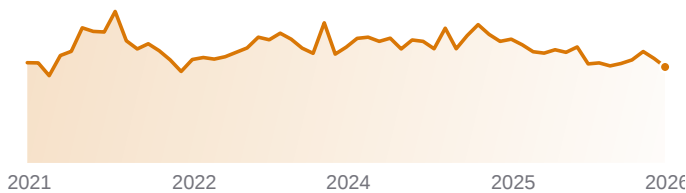
Typical hold before selling

7.6 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	38,685
Median value (AVM)	\$711K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1989
Single family	47%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	11%
Median loan-to-value	51%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	131,289
Density	2,627 / mi²
Median household income	\$141K
Average household income	\$164K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	39
Homes occupied	98%
Bachelor's or higher	35%
Poverty rate	5.5%
Unemployment	0.9%
Average temp	55°F
Annual precip	43 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.