

Douglas Park

Neighborhood · VA · Virginia > Arlington County > Arlington

BALANCED MARKET

\$854K

MEDIAN SALE PRICE

+19.4%

1-YR CHANGE

57

SALES (12 MO)

\$766K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

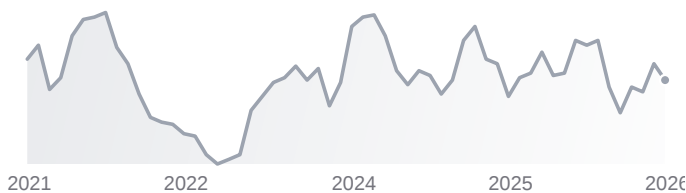
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

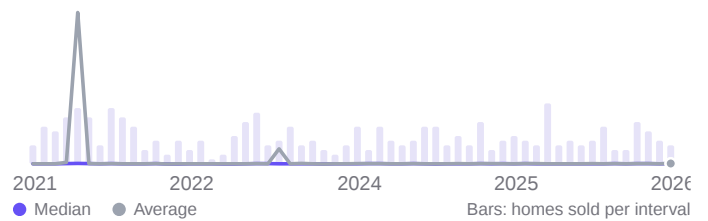
Market temperature (0–100)

48 / 100



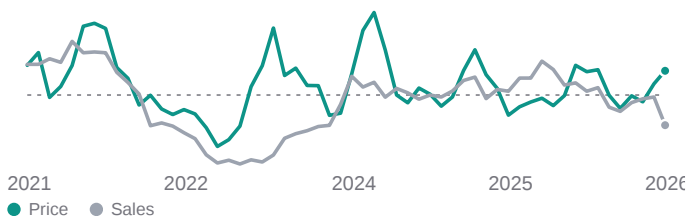
Sale prices

Median \$1M · Average \$1.1M



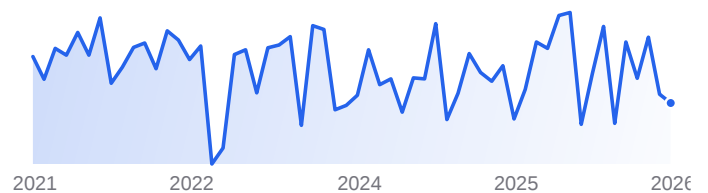
Growth (year over year)

Price +19.4% · Sales -24.0%



Price per square foot

\$277/ft²



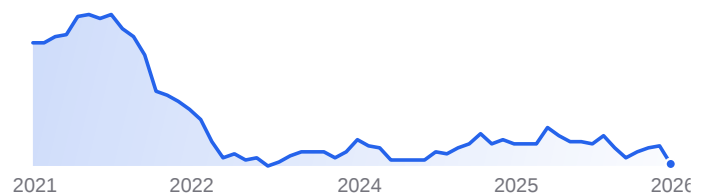
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

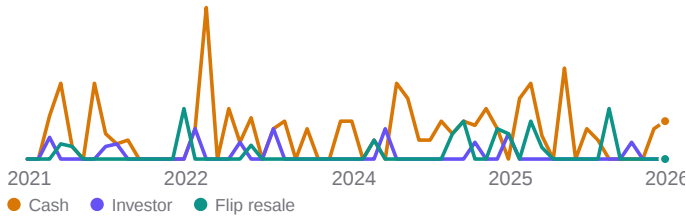
3.3%



BUYERS & OUTCOMES

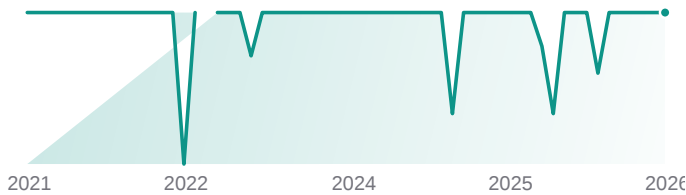
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



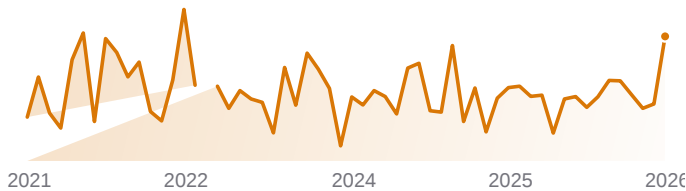
Sellers who sold at a gain

100%

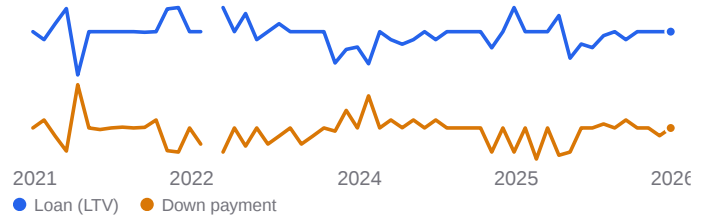


Median annualized return at resale

+5.2%

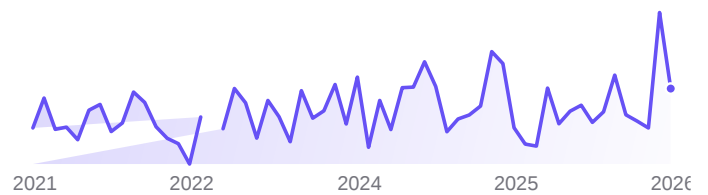


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,715
Median value (AVM)	\$766K
Median size	2,382 ft²
Median bedrooms	3
Median year built	1966
Single family	55%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	1.1%
Owner occupied	71%
Company owned	13%
Median loan-to-value	61%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	9,901
Density	15,745 / mi²
Median household income	\$98K
Average household income	\$135K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	31%
Poverty rate	5.0%
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.