

Little Rocky Run

Sub-neighborhood · VA · Virginia > Fairfax County > Centreville

BUYER'S MARKET

\$674K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

82

SALES (12 MO)

\$927K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



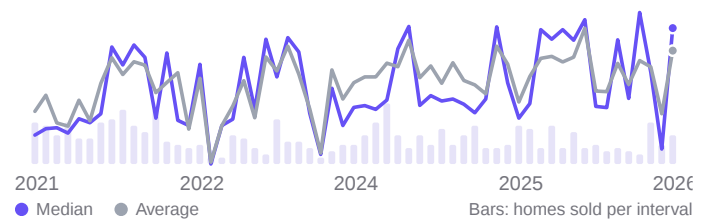
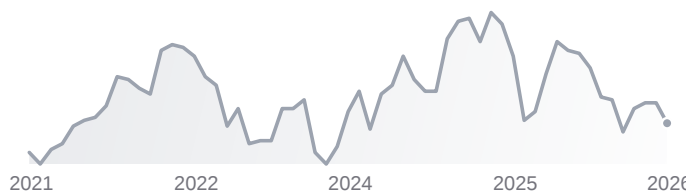
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$932K · Average \$826K

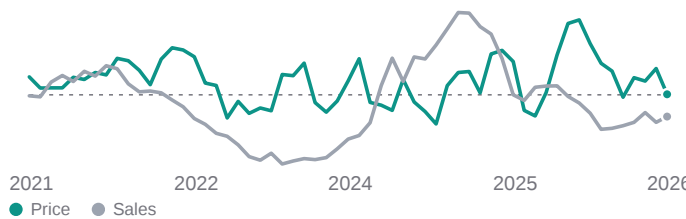


Growth (year over year)

Price +0.4% · Sales -15.5%

Price per square foot

\$406/ft²

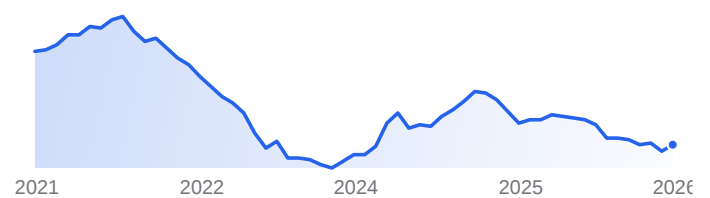
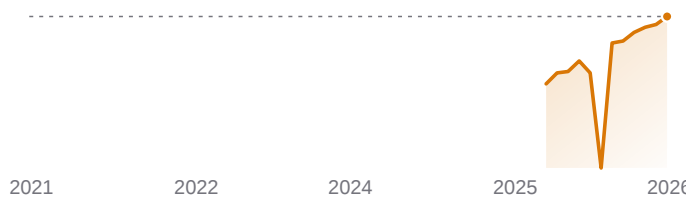


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

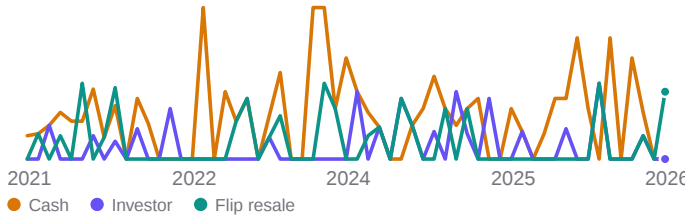
2.9%



BUYERS & OUTCOMES

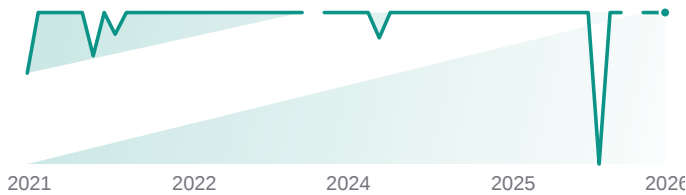
Buyer mix

Cash 0% · Investor 0% · Flip resale 22%



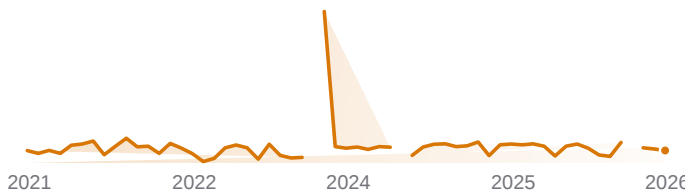
Sellers who sold at a gain

100%

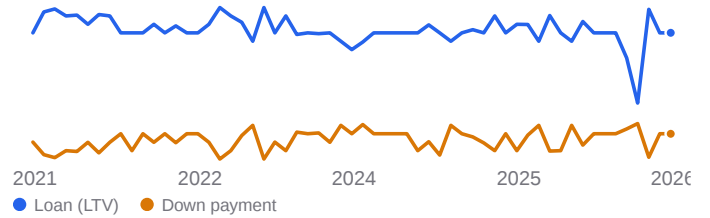


Median annualized return at resale

+4.0%

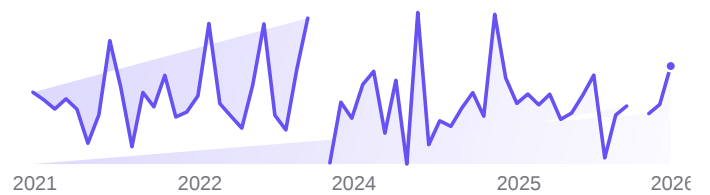


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,857
Median value (AVM)	\$927K
Median size	2,356 ft²
Median bedrooms	4
Median year built	1987
Single family	59%
Condos	8.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	14%
Median loan-to-value	50%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	8,376
Density	5,817 / mi²
Median household income	\$178K
Average household income	\$215K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	78
Earthquake index (US avg 100)	39
Homes occupied	99%
Bachelor's or higher	41%
Poverty rate	1.9%
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.