

Centreville 20120

ZIP code · VA · Virginia > Fairfax County > Centreville

BALANCED MARKET

\$637K

MEDIAN SALE PRICE

-6.9%

1-YR CHANGE

453

SALES (12 MO)

\$708K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

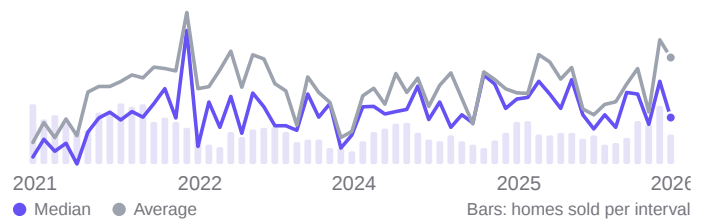
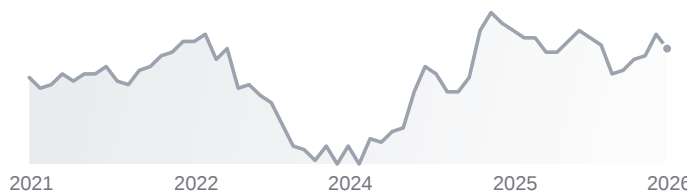
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$606K · Average \$795K

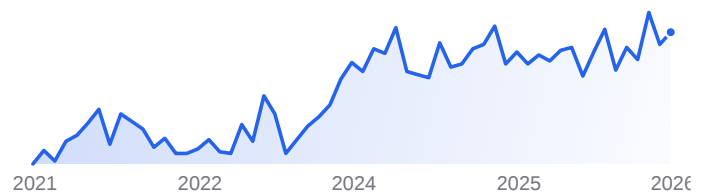
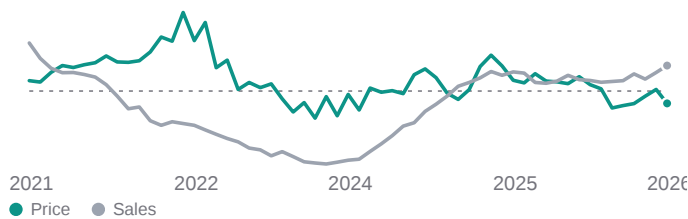


Growth (year over year)

Price -6.9% · Sales +14.1%

Price per square foot

\$405/ft²

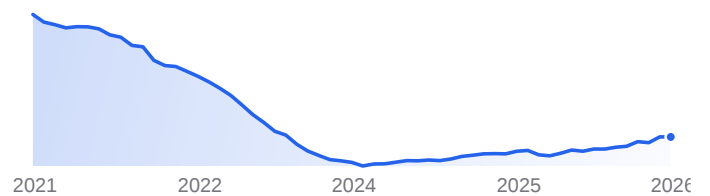
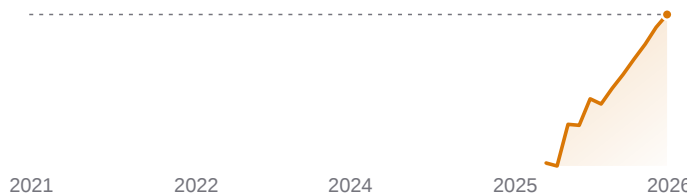


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

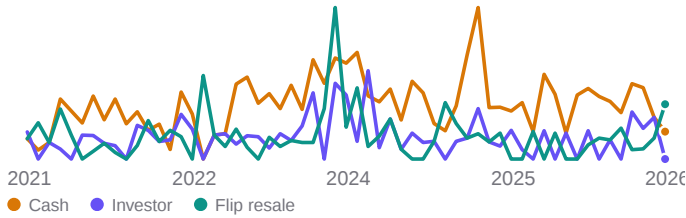
3.5%



BUYERS & OUTCOMES

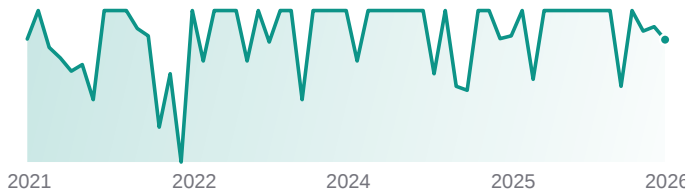
Buyer mix

Cash 5.7% · Investor 0% · Flip resale 11%



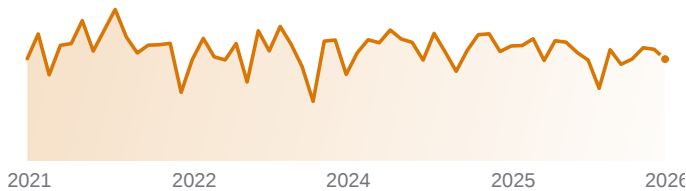
Sellers who sold at a gain

96%

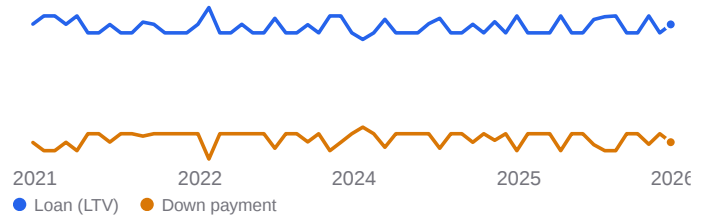


Median annualized return at resale

+4.4%

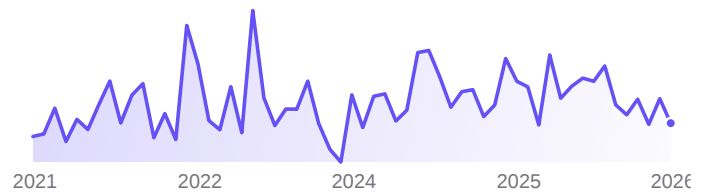


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,898
Median value (AVM)	\$708K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1989
Single family	51%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.8%
Owner occupied	87%
Company owned	9.8%
Median loan-to-value	52%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	41,664
Density	2,421 / mi²
Median household income	\$145K
Average household income	\$167K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	40
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	6.3%
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.