

Centreville 20121

ZIP code · VA · Virginia > Fairfax County > Centreville

BALANCED MARKET

\$517K

MEDIAN SALE PRICE

-7.5%

1-YR CHANGE

254

SALES (12 MO)

\$581K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



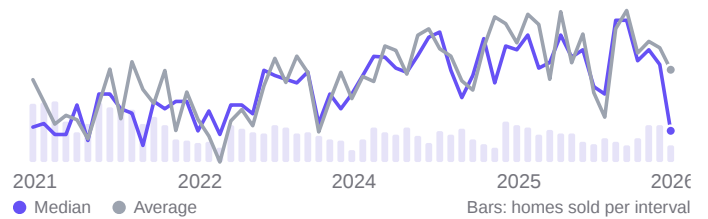
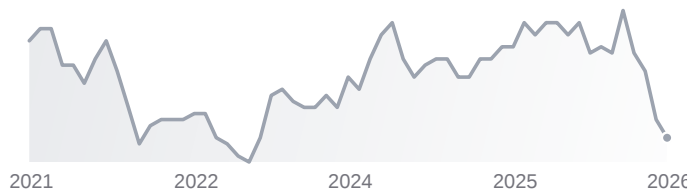
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$450K · Average \$533K

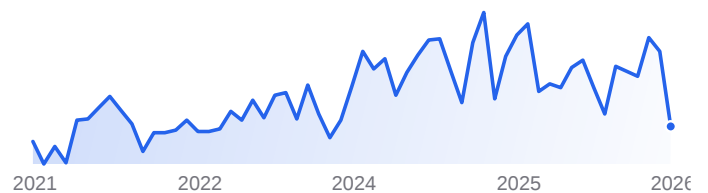
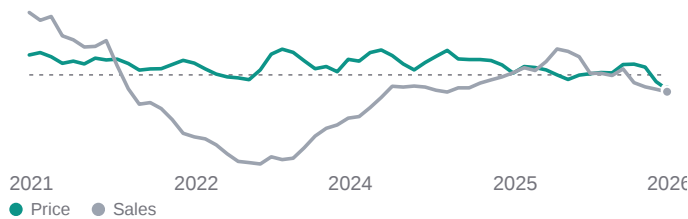


Growth (year over year)

Price -7.5% · Sales -8.6%

Price per square foot

\$336/ft²

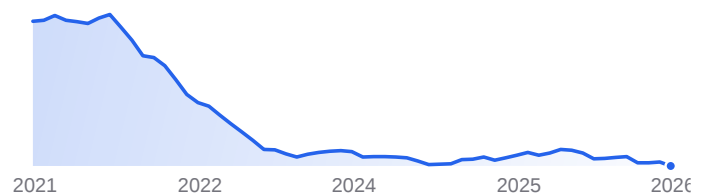
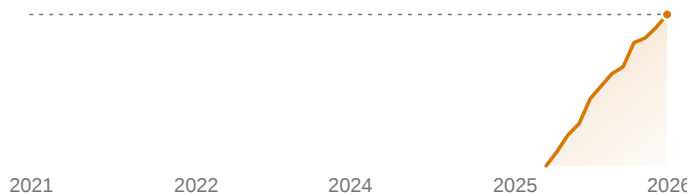


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

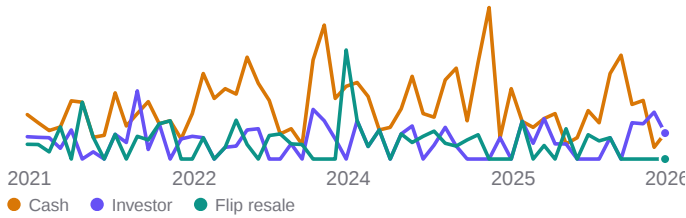
3.1%



BUYERS & OUTCOMES

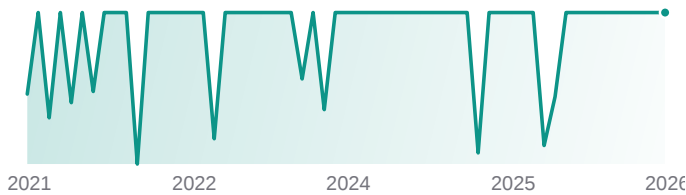
Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 0%



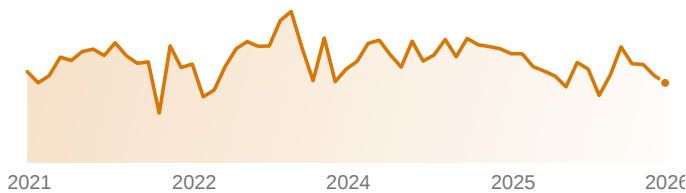
Sellers who sold at a gain

100%

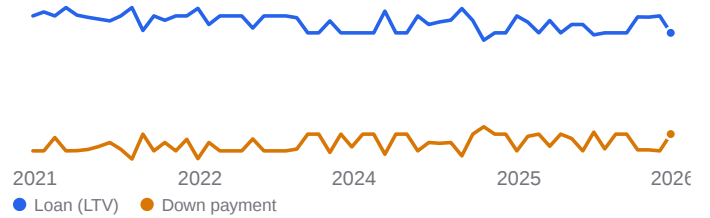


Median annualized return at resale

+4.0%

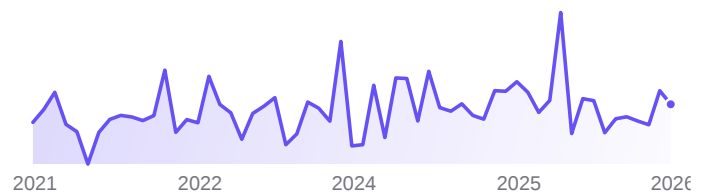


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,275
Median value (AVM)	\$581K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1991
Single family	22%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.6%
Owner occupied	81%
Company owned	8.0%
Median loan-to-value	52%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	29,165
Density	3,182 / mi²
Median household income	\$127K
Average household income	\$144K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	38
Homes occupied	98%
Bachelor's or higher	37%
Poverty rate	6.5%
Unemployment	1.0%
Average temp	56°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.