

Gainesville 20155

ZIP code · VA · Virginia > Prince William County > Gainesville

BALANCED MARKET

\$743K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

459

SALES (12 MO)

\$780K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



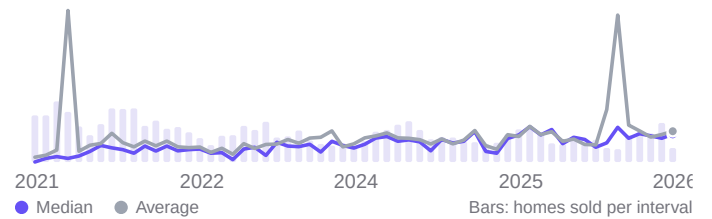
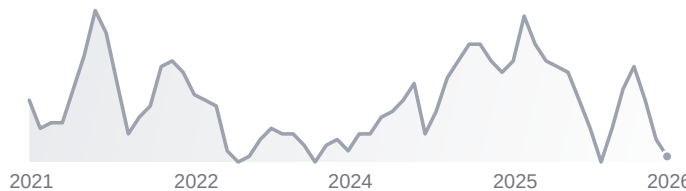
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$759K · Average \$786K

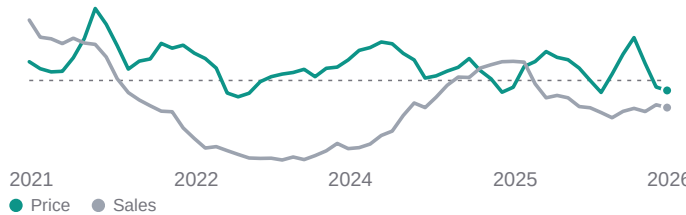


Growth (year over year)

Price -4.5% · Sales -12.1%

Price per square foot

\$240/ft²

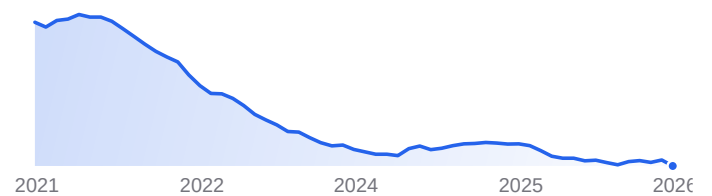
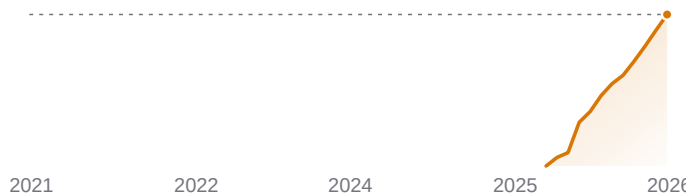


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

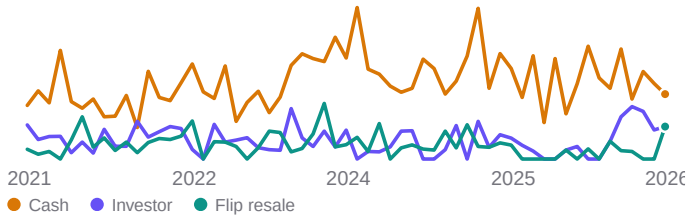
3.8%



BUYERS & OUTCOMES

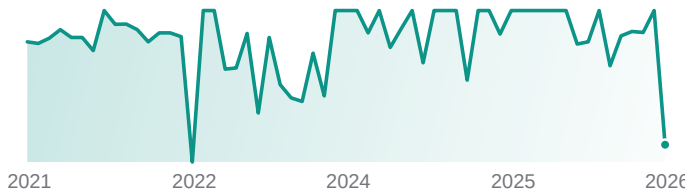
Buyer mix

Cash 17% · Investor 8.3% · Flip resale 8.3%



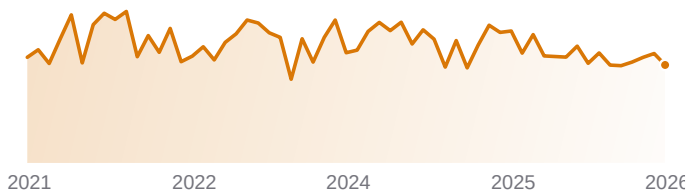
Sellers who sold at a gain

86%

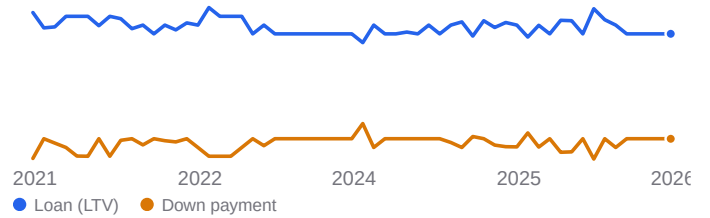


Median annualized return at resale

+4.4%

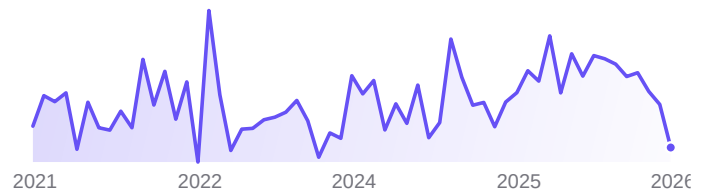


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	12,115
Median value (AVM)	\$780K
Median size	2,467 ft²
Median bedrooms	3
Median year built	2004
Single family	68%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.7%
Owner occupied	91%
Company owned	11%
Median loan-to-value	52%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	38,437
Density	1,318 / mi²
Median household income	\$150K
Average household income	\$172K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	43
Homes occupied	98%
Bachelor's or higher	35%
Poverty rate	3.4%
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.