

Annandale 22003

ZIP code · VA · Virginia > Fairfax County > Annandale

BALANCED MARKET

\$781K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

581

SALES (12 MO)

\$763K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



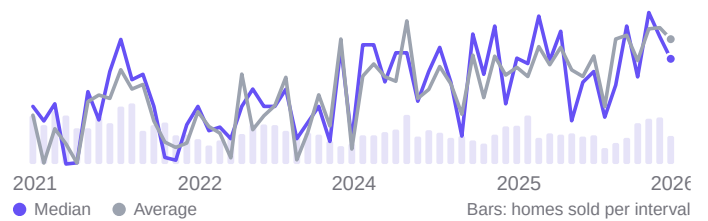
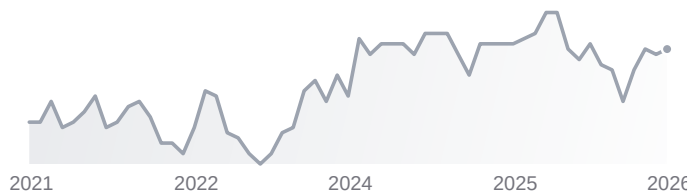
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$739K · Average \$775K

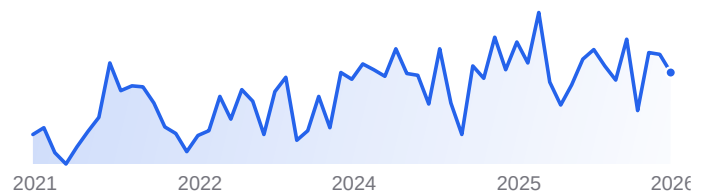
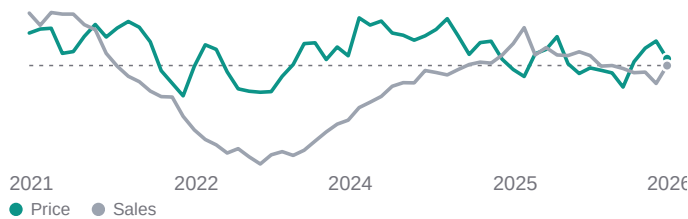


Growth (year over year)

Price +2.4% · Sales +0.0%

Price per square foot

\$422/ft²

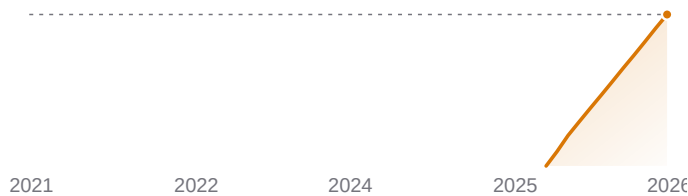


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

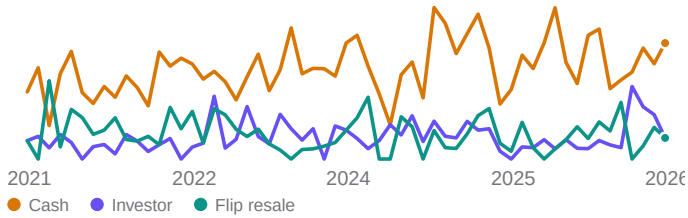
3.5%



BUYERS & OUTCOMES

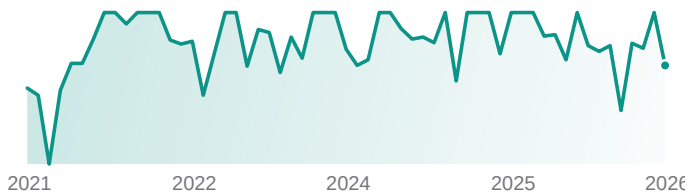
Buyer mix

Cash 25% · Investor 4.5% · Flip resale 4.5%



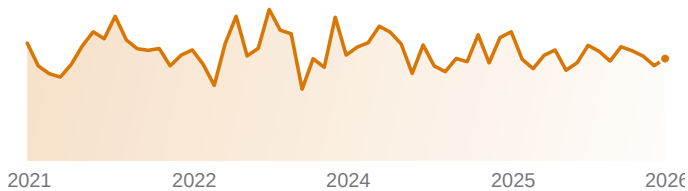
Sellers who sold at a gain

92%

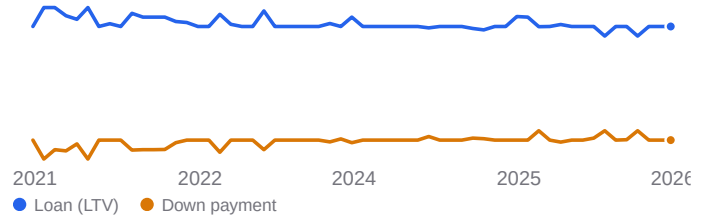


Median annualized return at resale

+4.0%

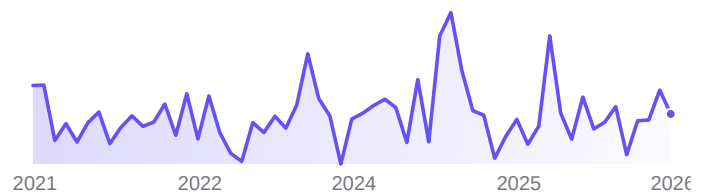


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



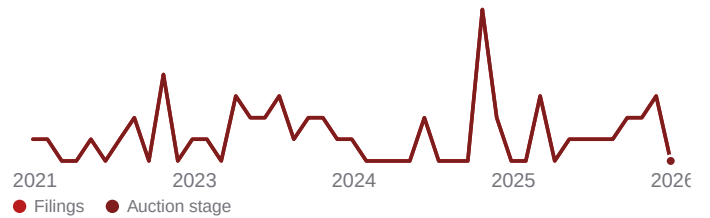
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,474
Median value (AVM)	\$763K
Median size	1,479 ft²
Median bedrooms	4
Median year built	1966
Single family	65%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.9%
Owner occupied	84%
Company owned	14%
Median loan-to-value	51%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	59,464
Density	4,742 / mi²
Median household income	\$125K
Average household income	\$150K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	37
Homes occupied	98%
Bachelor's or higher	28%
Poverty rate	7.7%
Unemployment	0.8%
Average temp	56°F
Annual precip	44 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.