

Dumfries 22025

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

SELLER'S MARKET

\$635K

MEDIAN SALE PRICE

+13.2%

1-YR CHANGE

270

SALES (12 MO)

\$587K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

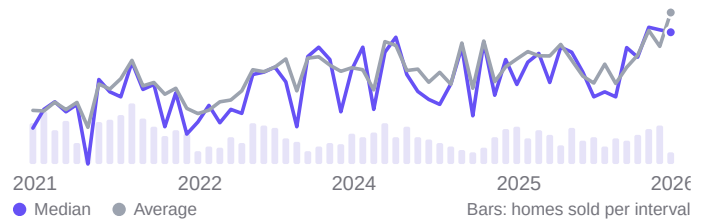
Market temperature (0–100)

75 / 100



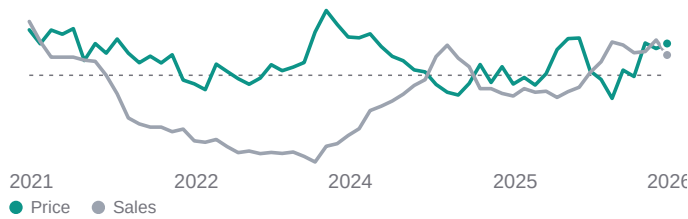
Sale prices

Median \$630K · Average \$670K



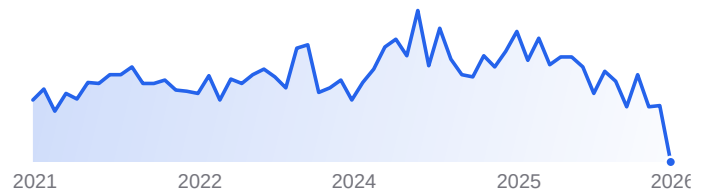
Growth (year over year)

Price +13.2% · Sales +8.4%



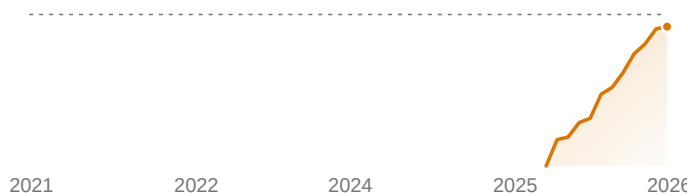
Price per square foot

\$193/ft²



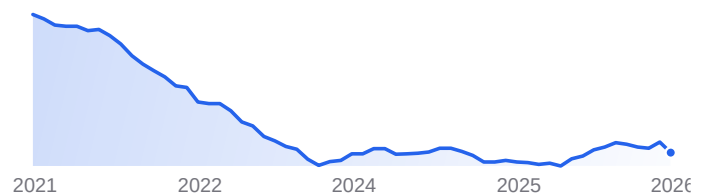
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

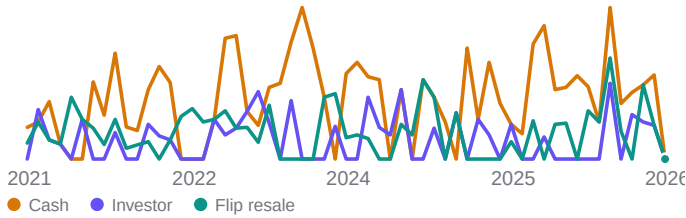
4.3%



BUYERS & OUTCOMES

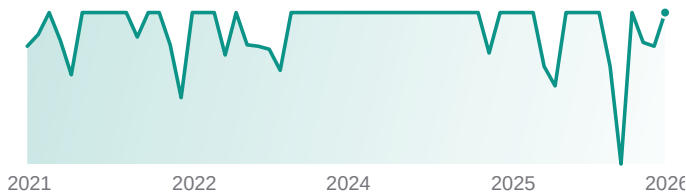
Buyer mix

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



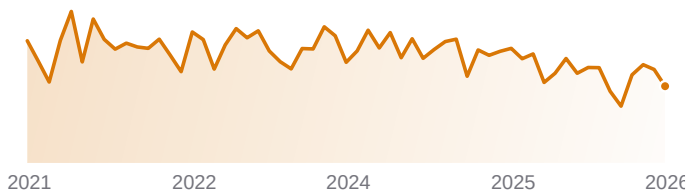
Sellers who sold at a gain

100%

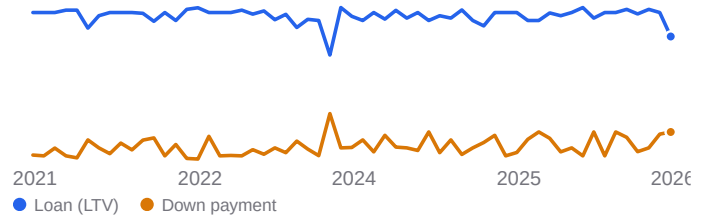


Median annualized return at resale

+3.7%

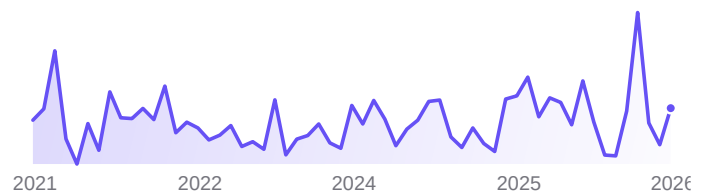


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,327
Median value (AVM)	\$587K
Median size	1,874 ft²
Median bedrooms	3
Median year built	1989
Single family	65%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	0.9%
Owner occupied	91%
Company owned	9.3%
Median loan-to-value	58%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	17,812
Density	2,346 / mi²
Median household income	\$133K
Average household income	\$161K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	39
Homes occupied	98%
Bachelor's or higher	31%
Poverty rate	4.2%
Unemployment	0.9%
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.