

Fairfax 22031

ZIP code · VA · Virginia > Fairfax County > Fairfax

BALANCED MARKET

\$685K

MEDIAN SALE PRICE

-8.9%

1-YR CHANGE

329

SALES (12 MO)

\$756K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



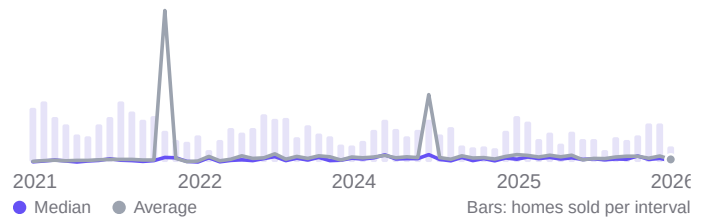
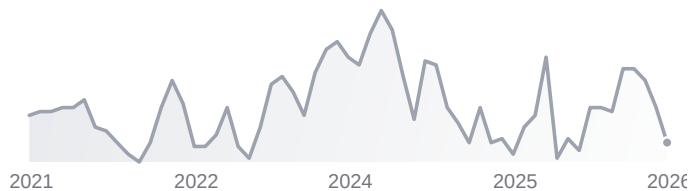
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$630K · Average \$690K

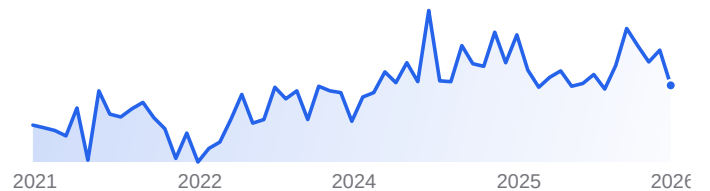
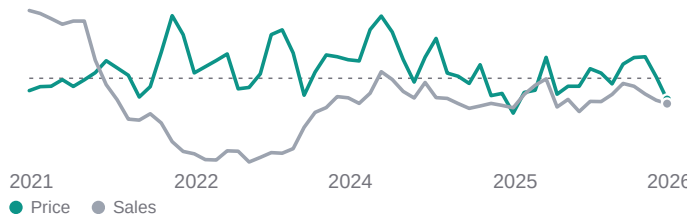


Growth (year over year)

Price -8.9% · Sales -10.6%

Price per square foot

\$434/ft²

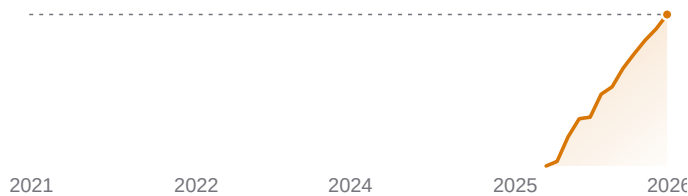


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

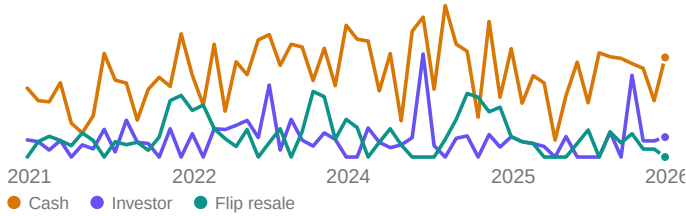
3.7%



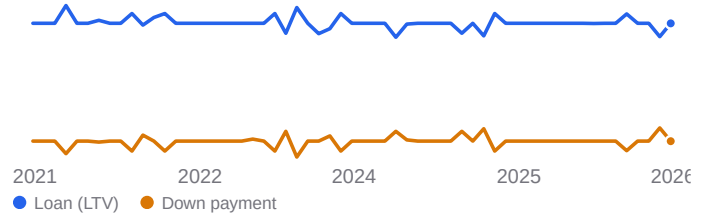
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 5.9% · Flip resale 0%

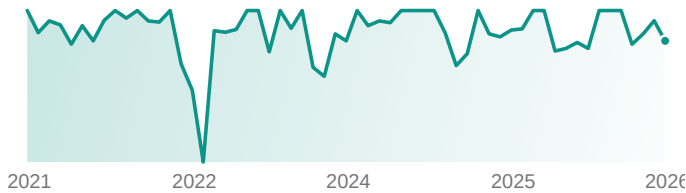


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



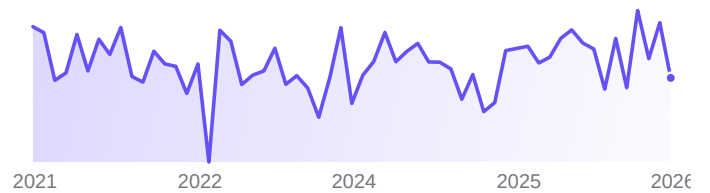
Sellers who sold at a gain

90%



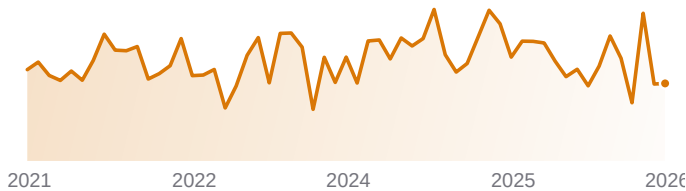
Typical hold before selling

5.4 yrs



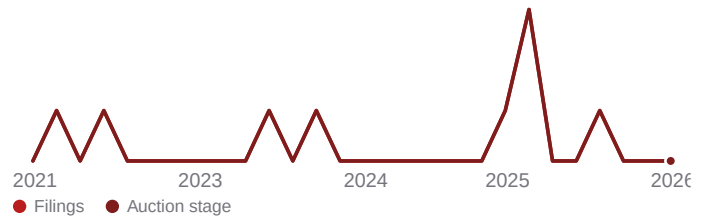
Median annualized return at resale

+2.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,004
Median value (AVM)	\$756K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1976
Single family	40%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	35,639
Density	5,082 / mi ²
Median household income	\$130K
Average household income	\$162K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	37
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	7.0%
Unemployment	0.9%
Average temp	55°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.