

Falls Church 22046

ZIP code · VA · Virginia > Falls Church city > Falls Church

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

274

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



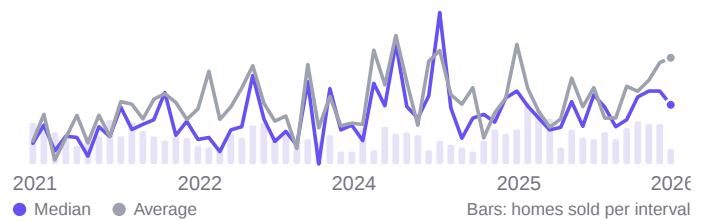
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$1M · Average \$1.3M

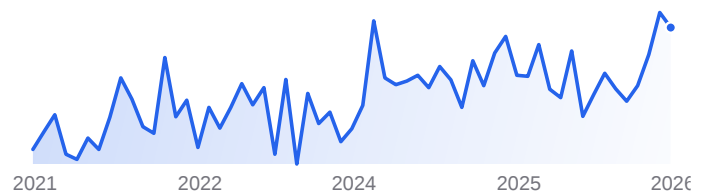
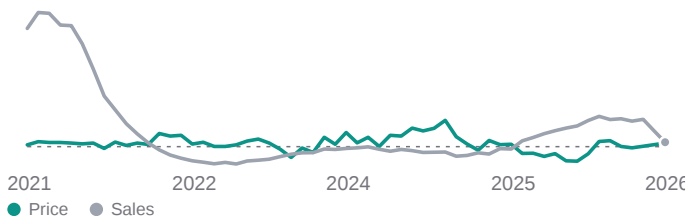


Growth (year over year)

Price +6.1% · Sales +7.5%

Price per square foot

\$671/ft²

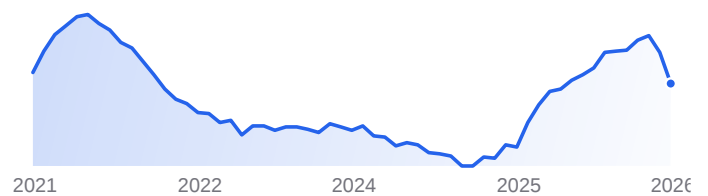
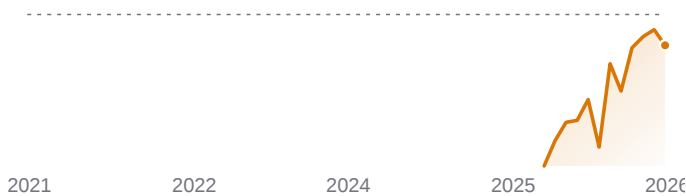


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

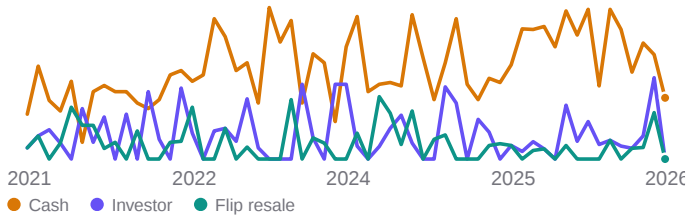
4.5%



BUYERS & OUTCOMES

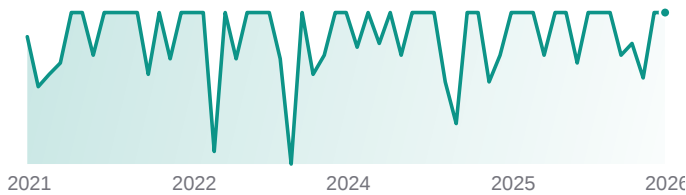
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

100%

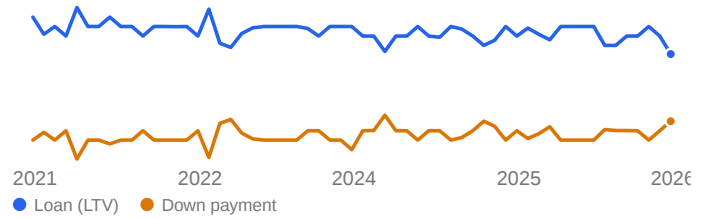


Median annualized return at resale

+4.1%

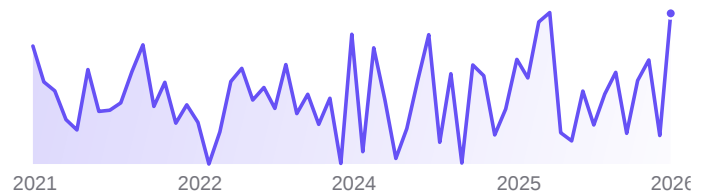


Financing (share of purchase price) Loan (LTV) 65% · Down payment 30%



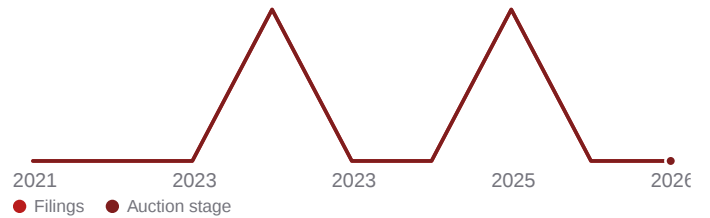
Typical hold before selling

13.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,025
Median value (AVM)	\$1.1M
Median size	1,605 ft²
Median bedrooms	3
Median year built	1962
Single family	62%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	78%
Company owned	23%
Median loan-to-value	43%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	18,837
Density	6,732 / mi²
Median household income	\$156K
Average household income	\$195K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	35
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	2.8%
Unemployment	0.8%
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.