

Springfield 22151

ZIP code · VA · Virginia > Fairfax County > Springfield

SELLER'S MARKET

\$743K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

172

SALES (12 MO)

\$693K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

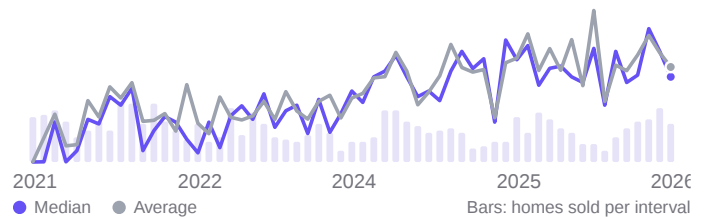
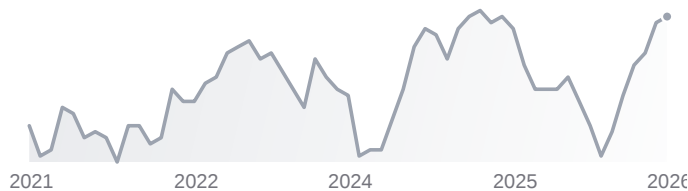
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$700K · Average \$717K

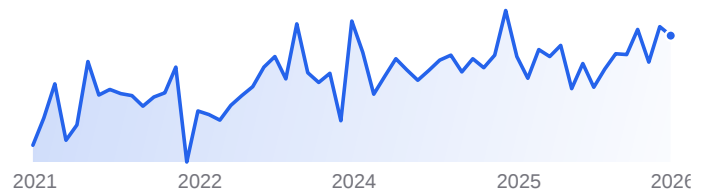
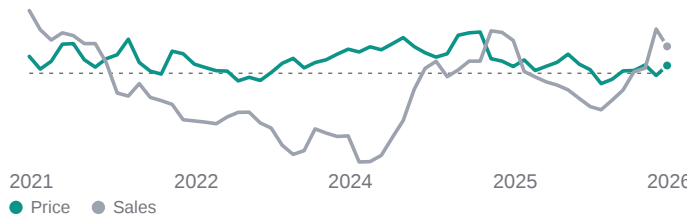


Growth (year over year)

Price +2.8% · Sales +9.6%

Price per square foot

\$504/ft²

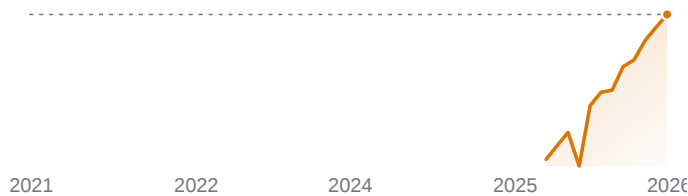


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

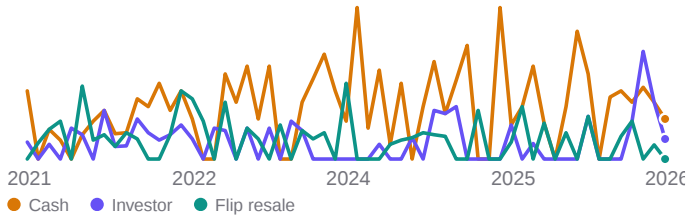
3.2%



BUYERS & OUTCOMES

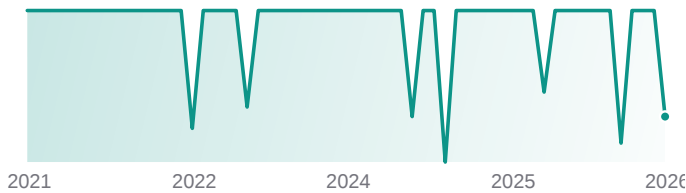
Buyer mix

Cash 12% · Investor 5.9% · Flip resale 0%



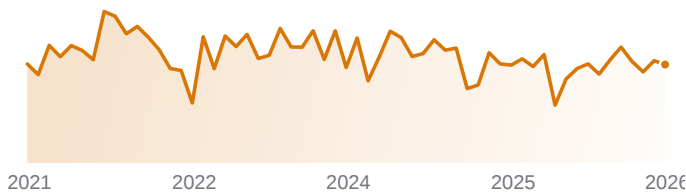
Sellers who sold at a gain

90%

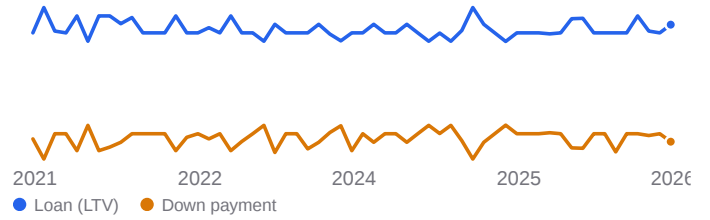


Median annualized return at resale

+4.2%

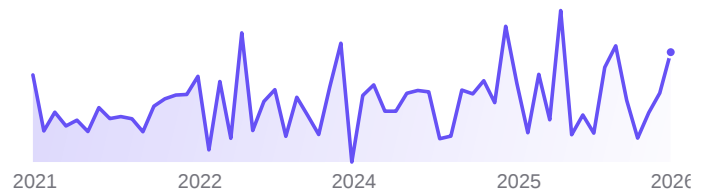


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



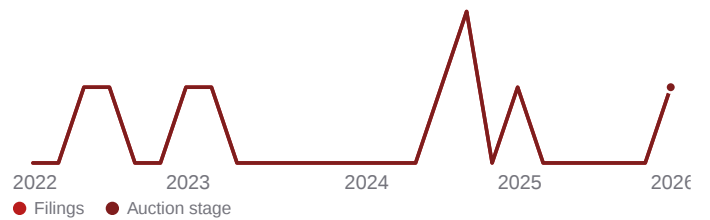
Typical hold before selling

13.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,409
Median value (AVM)	\$693K
Median size	1,424 ft²
Median bedrooms	4
Median year built	1962
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.0%
Owner occupied	89%
Company owned	12%
Median loan-to-value	50%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	18,255
Density	3,467 / mi²
Median household income	\$132K
Average household income	\$160K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	35
Homes occupied	98%
Bachelor's or higher	29%
Poverty rate	6.8%
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.