

Springfield 22152

ZIP code · VA · Virginia > Fairfax County > Springfield

BALANCED MARKET

\$737K

MEDIAN SALE PRICE

-0.7%

1-YR CHANGE

356

SALES (12 MO)

\$710K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



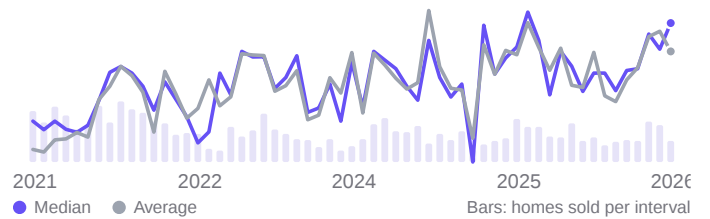
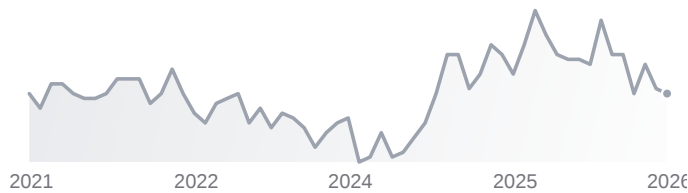
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$765K · Average \$700K

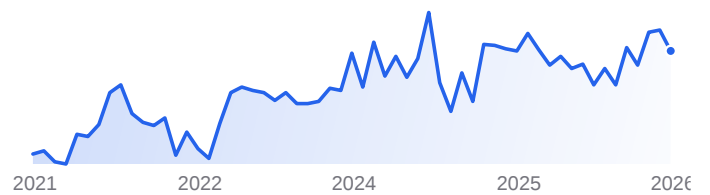
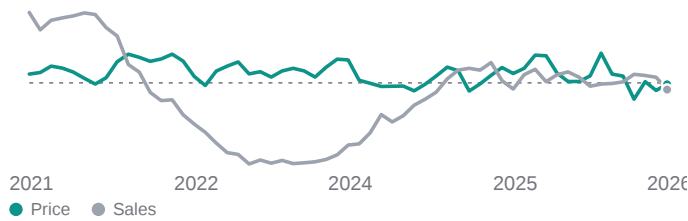


Growth (year over year)

Price -0.7% · Sales -3.3%

Price per square foot

\$429/ft²

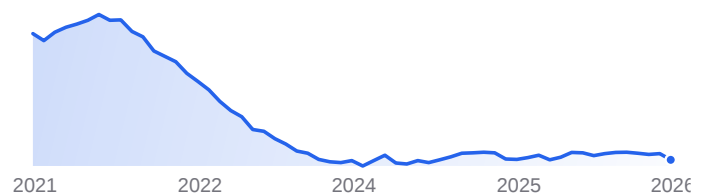
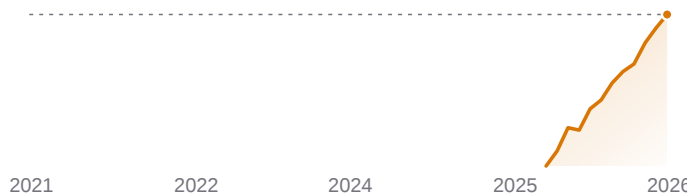


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

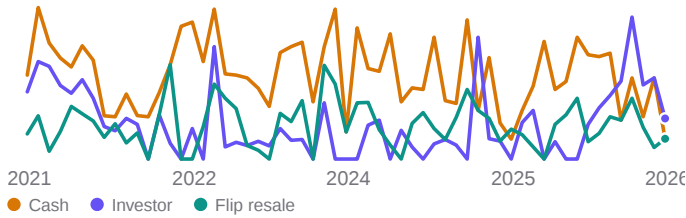
3.5%



BUYERS & OUTCOMES

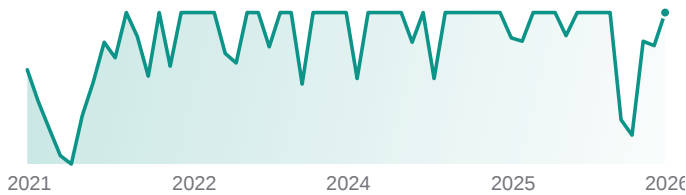
Buyer mix

Cash 4.2% · Investor 8.3% · Flip resale 4.2%



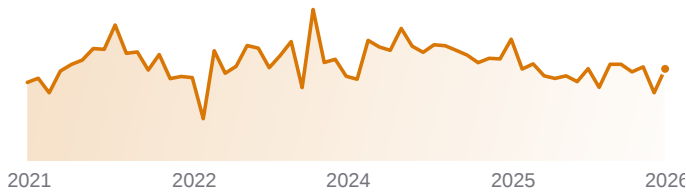
Sellers who sold at a gain

100%

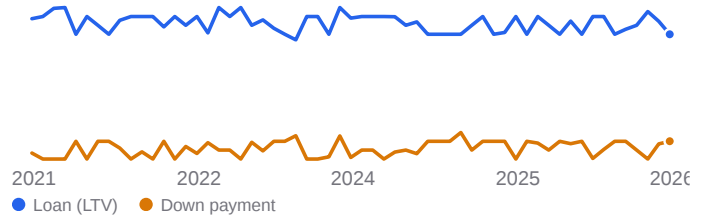


Median annualized return at resale

+4.5%

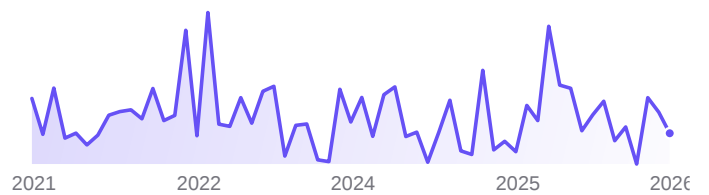


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



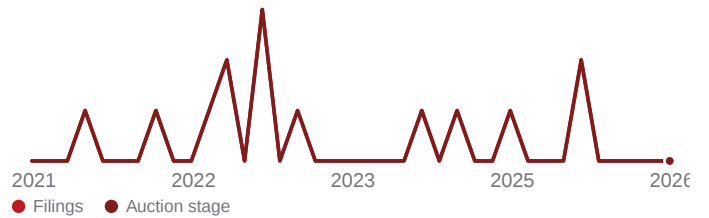
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,135
Median value (AVM)	\$710K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1971
Single family	48%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.7%
Owner occupied	85%
Company owned	12%
Median loan-to-value	53%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	29,453
Density	4,906 / mi²
Median household income	\$148K
Average household income	\$168K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	40
Homes occupied	98%
Bachelor's or higher	32%
Poverty rate	3.0%
Unemployment	0.8%
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.