

Springfield 22153

ZIP code · VA · Virginia > Fairfax County > Springfield

SELLER'S MARKET

\$782K

MEDIAN SALE PRICE

+4.7%

1-YR CHANGE

363

SALES (12 MO)

\$783K

MEDIAN VALUE (AVM)

Market temperature

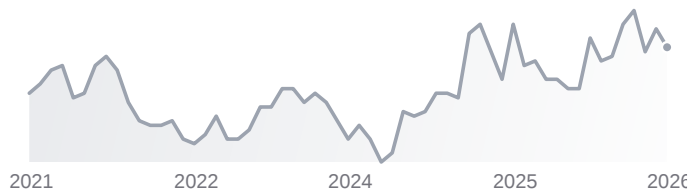
Seller's market · 62 / 100



MARKET TRENDS (5 YEARS)

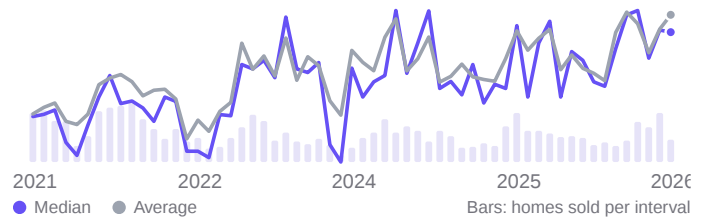
Market temperature (0–100)

62 / 100



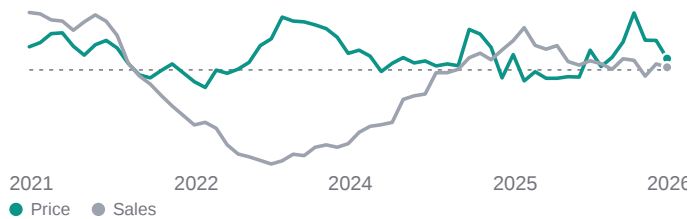
Sale prices

Median \$800K · Average \$840K



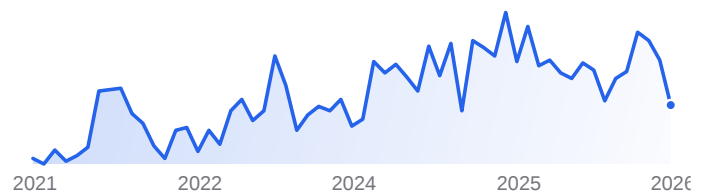
Growth (year over year)

Price +4.7% · Sales +1.1%



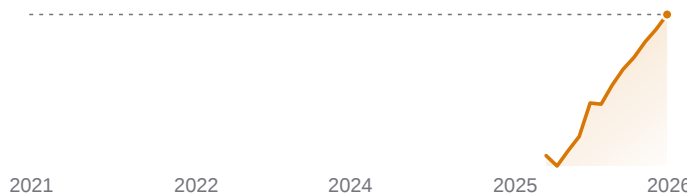
Price per square foot

\$395/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

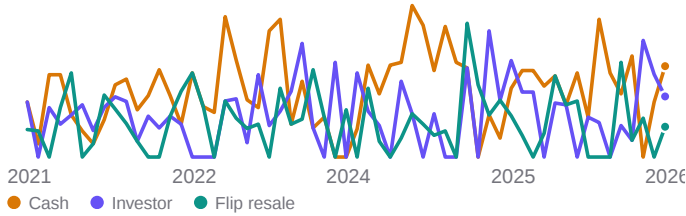
3.4%



BUYERS & OUTCOMES

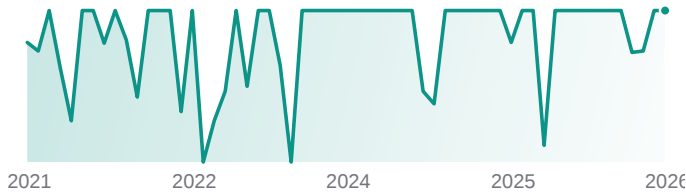
Buyer mix

Cash 12% · Investor 8.0% · Flip resale 4.0%



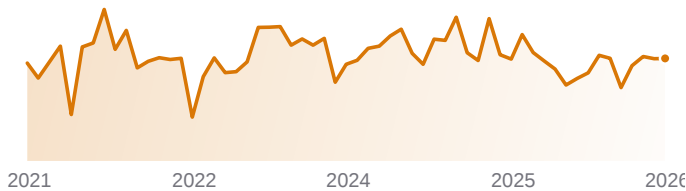
Sellers who sold at a gain

100%

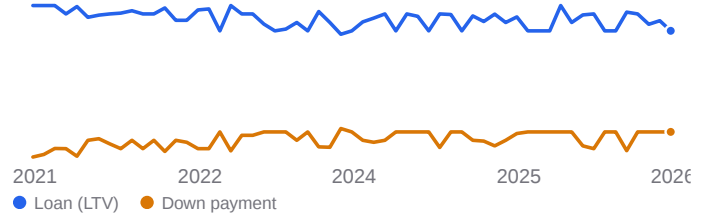


Median annualized return at resale

+4.5%

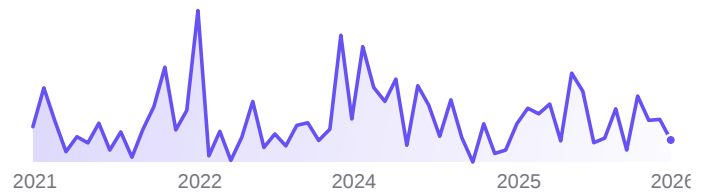


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



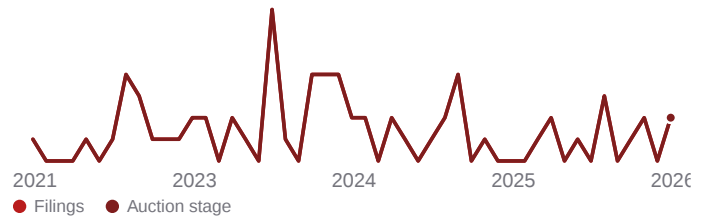
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,617
Median value (AVM)	\$783K
Median size	1,632 ft²
Median bedrooms	4
Median year built	1980
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	0.6%
Owner occupied	89%
Company owned	11%
Median loan-to-value	54%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	32,312
Density	3,606 / mi²
Median household income	\$160K
Average household income	\$187K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	38
Homes occupied	99%
Bachelor's or higher	34%
Poverty rate	2.4%
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.