

Vienna 22181

ZIP code · VA · Virginia > Fairfax County > Vienna

SELLER'S MARKET

\$1.1M

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

227

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



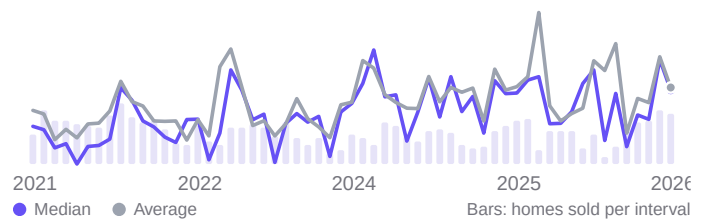
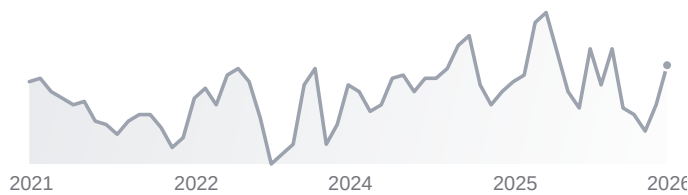
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$1.1M · Average \$1.1M

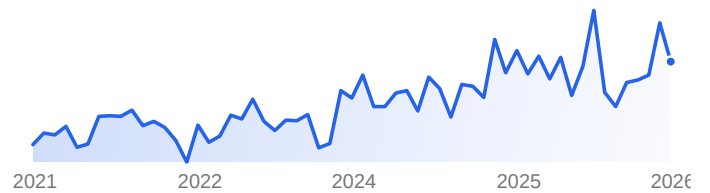
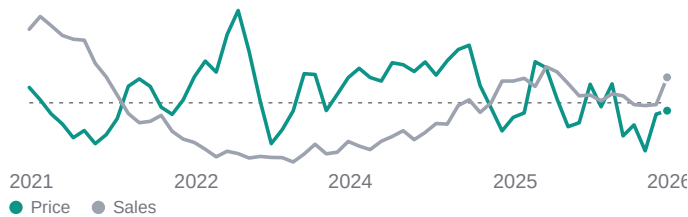


Growth (year over year)

Price -4.2% · Sales +13.5%

Price per square foot

\$508/ft²

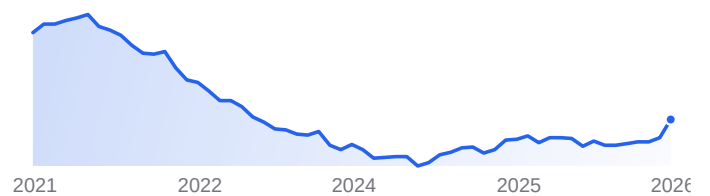
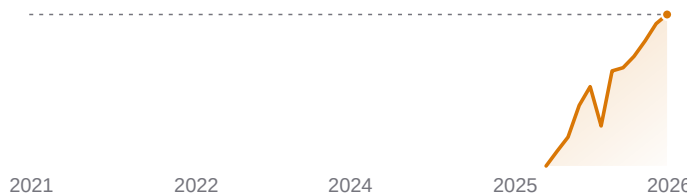


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

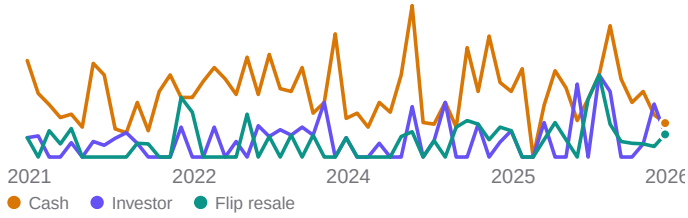
4.3%



BUYERS & OUTCOMES

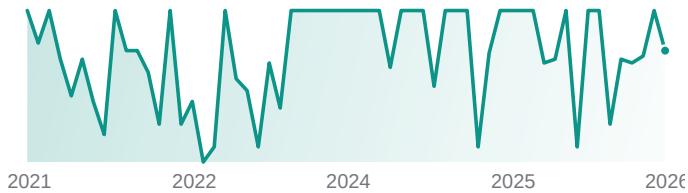
Buyer mix

Cash 10% · Investor 6.9% · Flip resale 6.9%



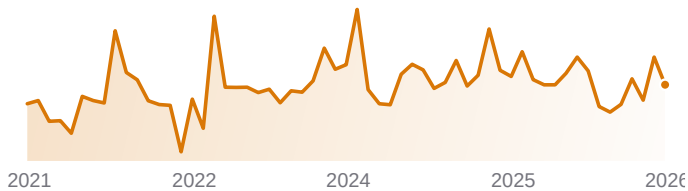
Sellers who sold at a gain

94%

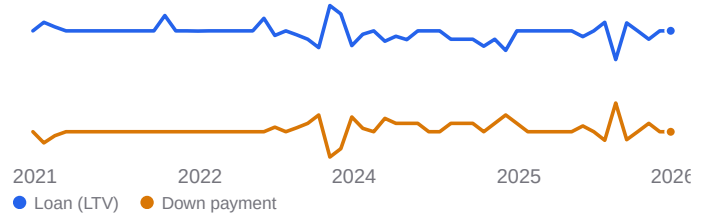


Median annualized return at resale

+3.6%

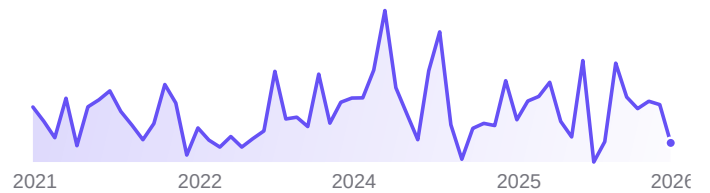


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



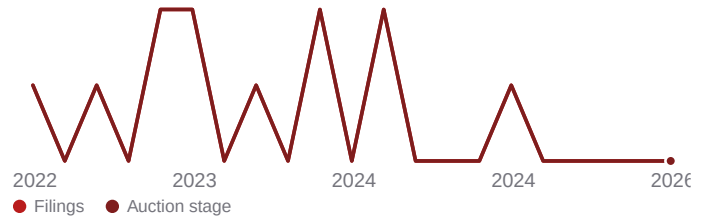
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,239
Median value (AVM)	\$1.1M
Median size	2,016 ft²
Median bedrooms	4
Median year built	1979
Single family	63%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	15%
Median loan-to-value	47%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	15,685
Density	2,783 / mi ²
Median household income	\$185K
Average household income	\$236K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	40
Homes occupied	97%
Bachelor's or higher	37%
Poverty rate	3.3%
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.