

Vienna 22182

ZIP code · VA · Virginia > Fairfax County > Vienna

BALANCED MARKET

\$1.3M

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

265

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



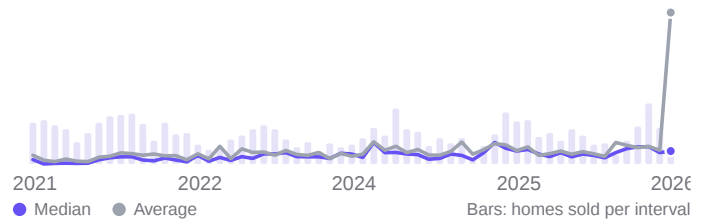
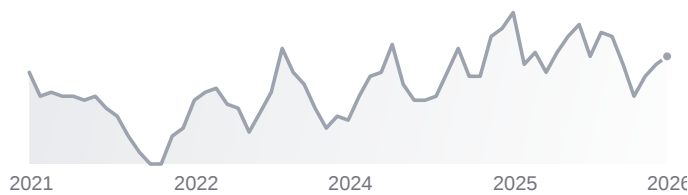
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$1.3M · Average \$6.1M

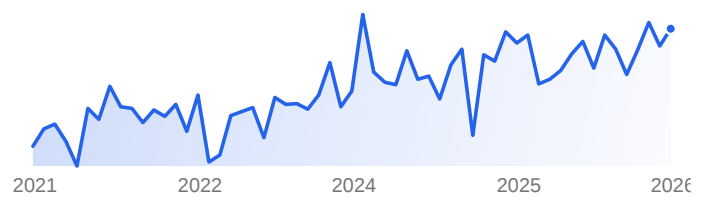
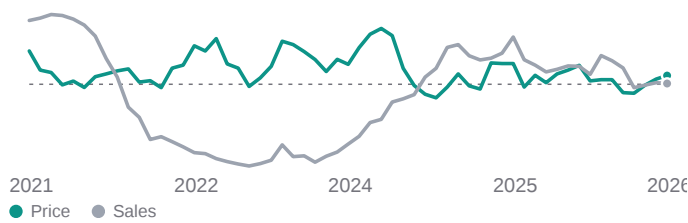


Growth (year over year)

Price +4.0% · Sales +0.4%

Price per square foot

\$545/ft²

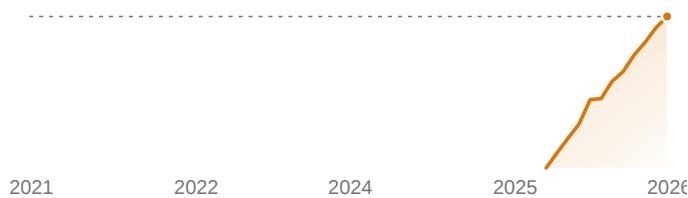


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

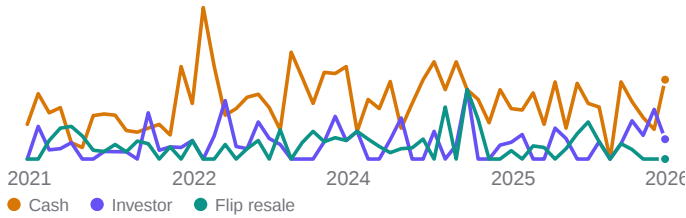
3.1%



BUYERS & OUTCOMES

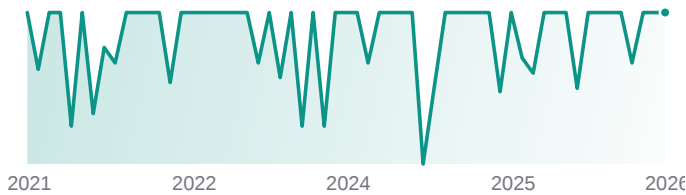
Buyer mix

Cash 29% · Investor 7.1% · Flip resale 0%



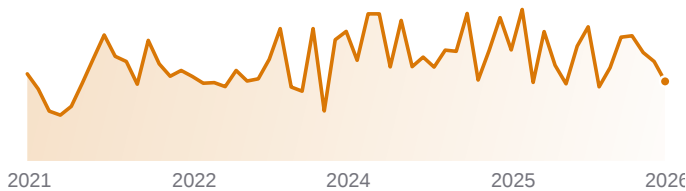
Sellers who sold at a gain

100%

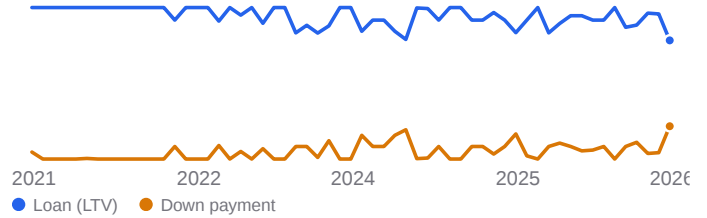


Median annualized return at resale

+3.0%

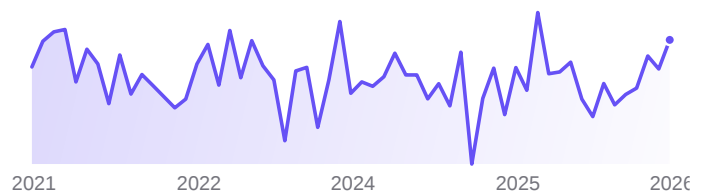


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



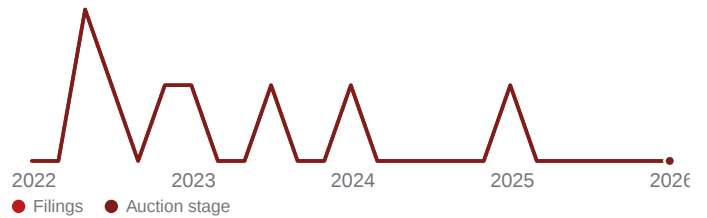
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,457
Median value (AVM)	\$1.3M
Median size	2,440 ft²
Median bedrooms	4
Median year built	1984
Single family	81%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	88%
Company owned	20%
Median loan-to-value	44%

Typical ownership tenure

12.1 yrs

COMMUNITY

Population	26,699
Density	2,242 / mi²
Median household income	\$198K
Average household income	\$243K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	34
Homes occupied	97%
Bachelor's or higher	35%
Poverty rate	4.2%
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.