

# Woodbridge 22191

ZIP code · VA · Virginia > Prince William County > Woodbridge

BALANCED MARKET

**\$495K**

MEDIAN SALE PRICE

**+0.7%**

1-YR CHANGE

**568**

SALES (12 MO)

**\$488K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



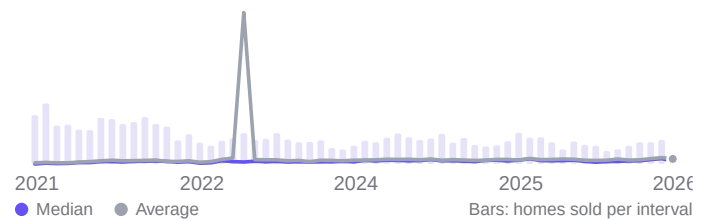
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$460K · Average \$518K

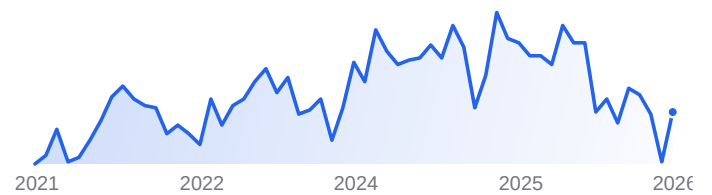
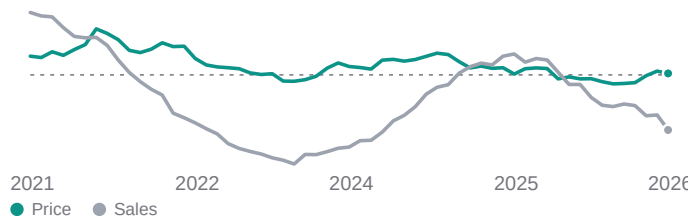


Growth (year over year)

Price +0.7% · Sales -25.2%

Price per square foot

\$267/ft²

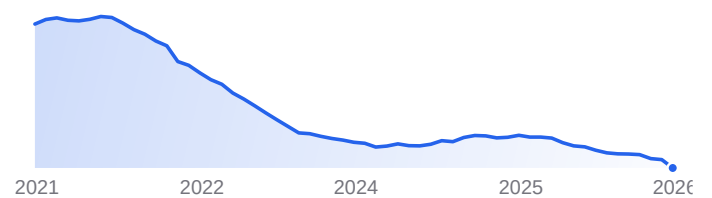
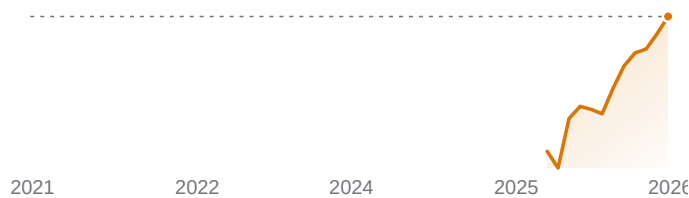


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

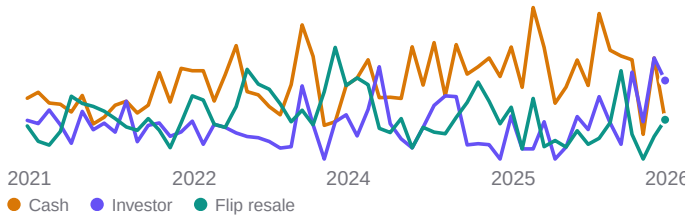
3.3%



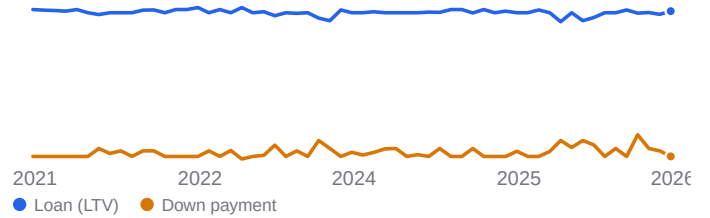
## BUYERS & OUTCOMES

### Buyer mix

Cash 5.6% · Investor 11% · Flip resale 5.6%

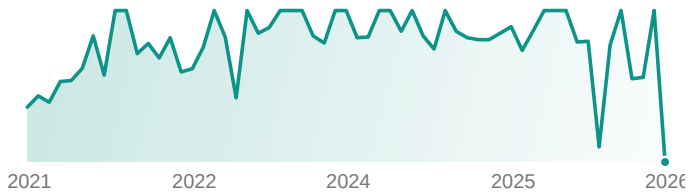


### Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



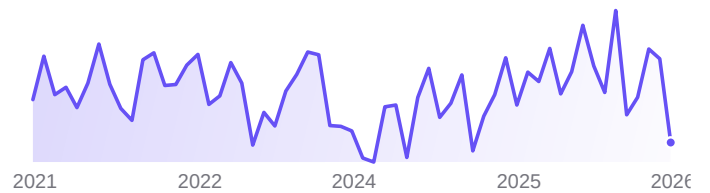
### Sellers who sold at a gain

87%



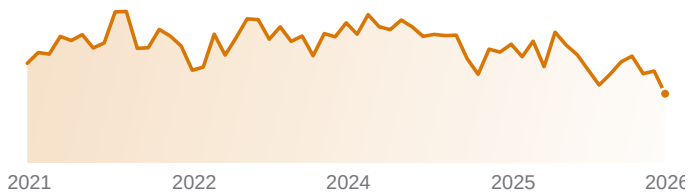
### Typical hold before selling

4.5 yrs



### Median annualized return at resale

+3.2%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 17,153    |
| Median value (AVM) | \$488K    |
| Median size        | 1,552 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1995      |
| Single family      | 48%       |
| Condos             | 20%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 34%  |
| Underwater (LTV 125% or more) | 0.7% |
| Owner occupied                | 88%  |
| Company owned                 | 5.9% |
| Median loan-to-value          | 61%  |

Typical ownership tenure

**9.7 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>77,855</b>      |
| Density                          | <b>3,452 / mi²</b> |
| Median household income          | <b>\$101K</b>      |
| Average household income         | <b>\$135K</b>      |
| Crime index (US avg 100)         | <b>122</b>         |
| Air pollution index (US avg 100) | <b>84</b>          |
| Earthquake index (US avg 100)    | <b>42</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>24%</b>         |
| Poverty rate                     | <b>10.2%</b>       |
| Unemployment                     | <b>1.0%</b>        |
| Average temp                     | <b>57°F</b>        |
| Annual precip                    | <b>43 in</b>       |
| Sunshine                         | <b>63%</b>         |

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.