

Alexandria 22301

ZIP code · VA · Virginia > Alexandria city > Alexandria

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

258

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

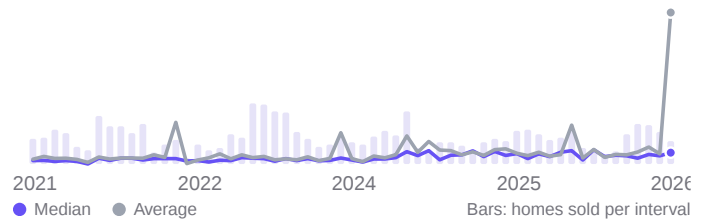
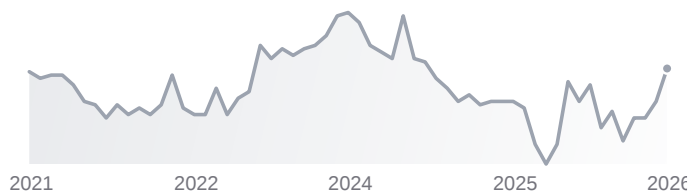
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$1.3M · Average \$8.3M

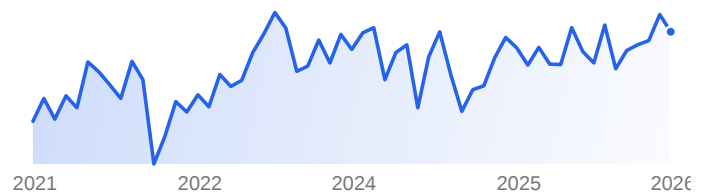
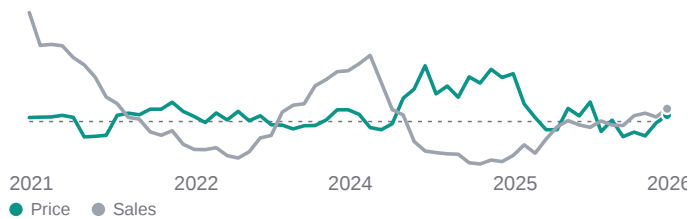


Growth (year over year)

Price +5.0% · Sales +9.8%

Price per square foot

\$627/ft²

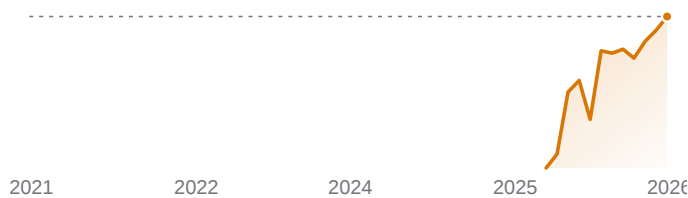


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

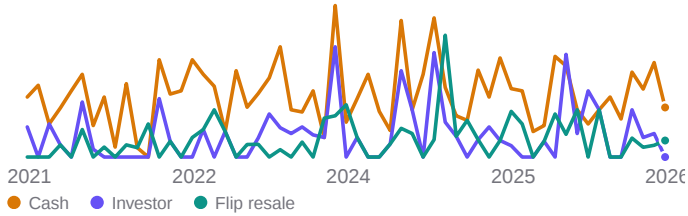
4.6%



BUYERS & OUTCOMES

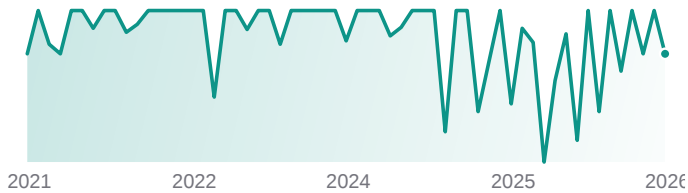
Buyer mix

Cash 15% · Investor 0% · Flip resale 5.0%



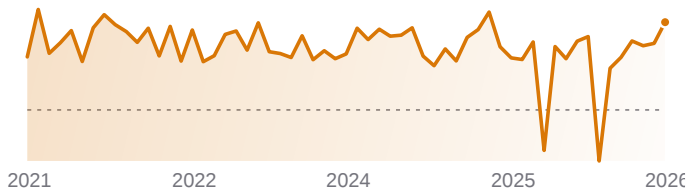
Sellers who sold at a gain

86%

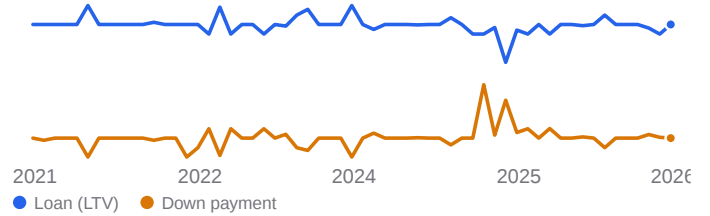


Median annualized return at resale

+5.9%

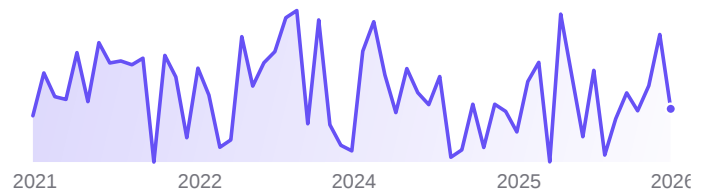


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	5,570
Median value (AVM)	\$1.1M
Median size	1,892 ft²
Median bedrooms	3
Median year built	1944
Single family	62%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.5%
Owner occupied	71%
Company owned	19%
Median loan-to-value	52%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	13,787
Density	9,792 / mi²
Median household income	\$175K
Average household income	\$214K
Crime index (US avg 100)	55
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	38
Homes occupied	96%
Bachelor's or higher	38%
Poverty rate	3.7%
Unemployment	0.9%
Average temp	56°F
Annual precip	41 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.