

Alexandria 22304

ZIP code · VA · Virginia > Alexandria city > Alexandria

BALANCED MARKET

\$505K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

542

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

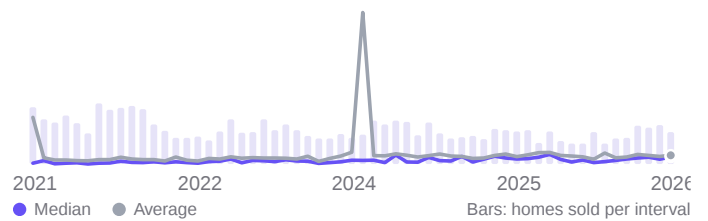
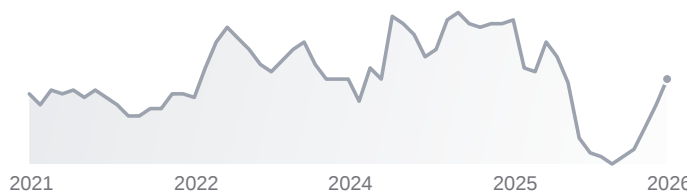
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$530K · Average \$589K

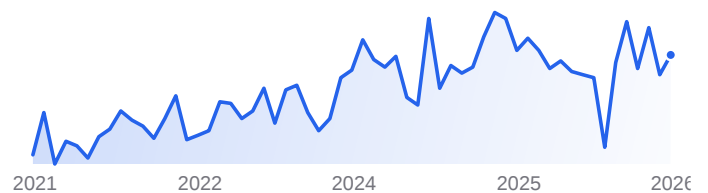
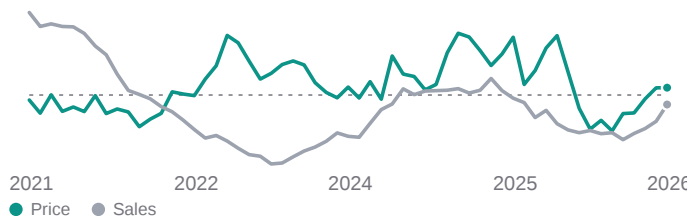


Growth (year over year)

Price +3.5% · Sales -4.6%

Price per square foot

\$339/ft²

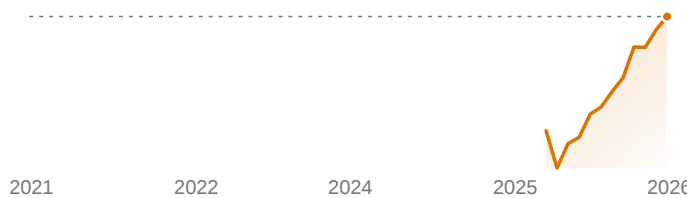


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

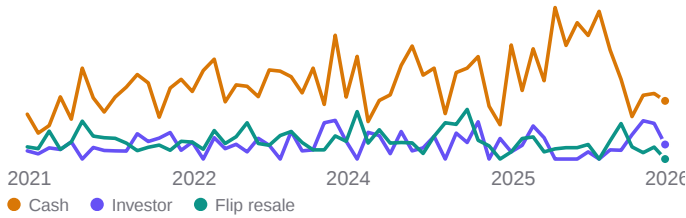
4.1%



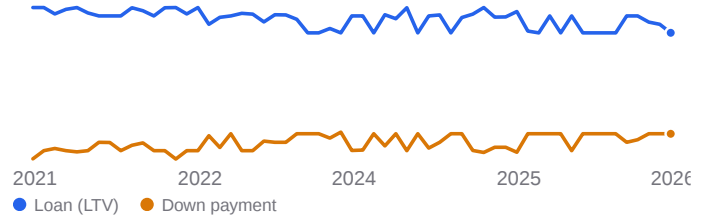
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 4.0% · Flip resale 0%

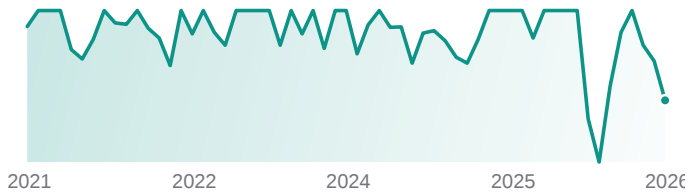


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

85%



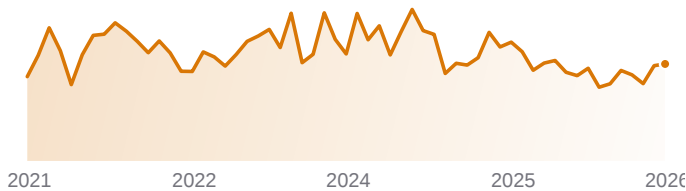
Typical hold before selling

7.1 yrs



Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,235
Median value (AVM)	\$466K
Median size	1,309 ft²
Median bedrooms	2
Median year built	1975
Single family	24%
Condos	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	1.4%
Owner occupied	65%
Company owned	15%
Median loan-to-value	61%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	49,490
Density	10,070 / mi²
Median household income	\$101K
Average household income	\$128K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	39
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	9.7%
Unemployment	0.8%
Average temp	56°F
Annual precip	42 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.