

Alexandria 22305

ZIP code · VA · Virginia > Alexandria city > Alexandria

BALANCED MARKET

\$744K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

159

SALES (12 MO)

\$819K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

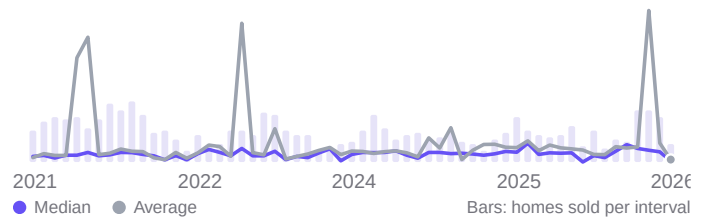
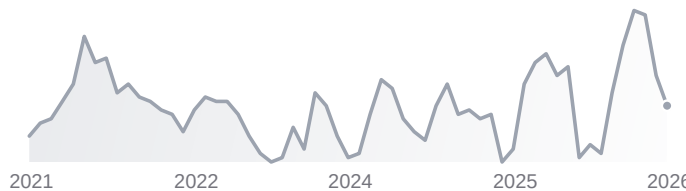
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$556K · Average \$595K

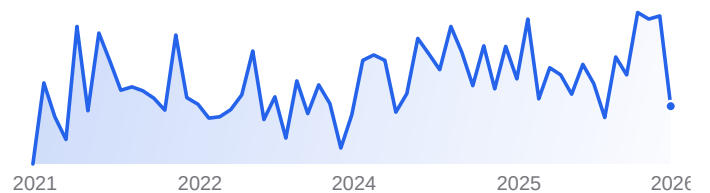
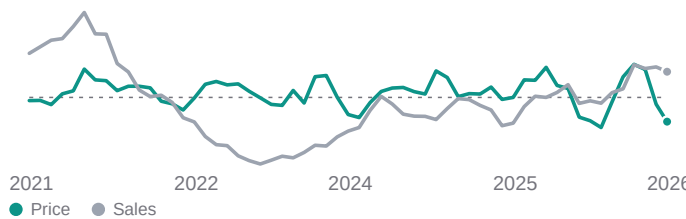


Growth (year over year)

Price -14.4% · Sales +15.2%

Price per square foot

\$440/ft²

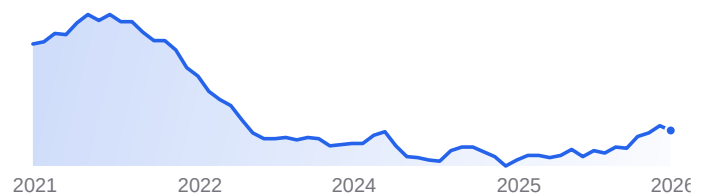
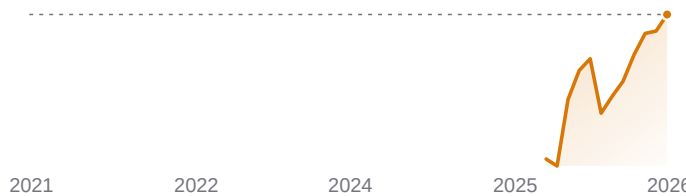


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

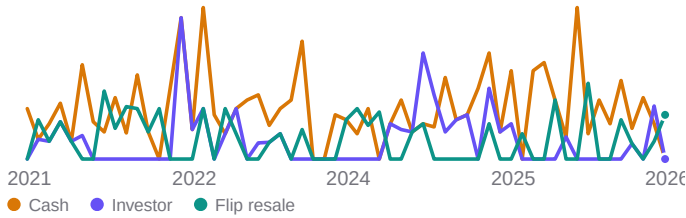
4.7%



BUYERS & OUTCOMES

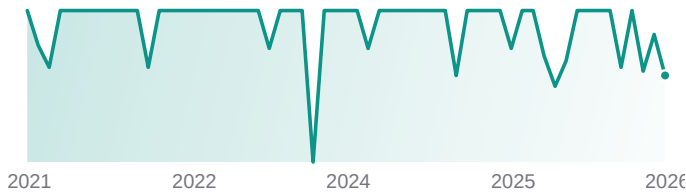
Buyer mix

Cash 0% · Investor 0% · Flip resale 13%



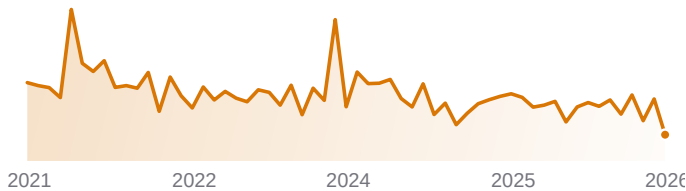
Sellers who sold at a gain

86%

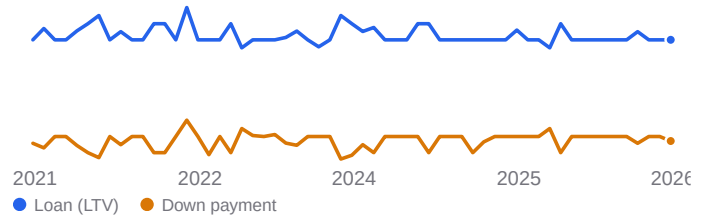


Median annualized return at resale

+1.8%

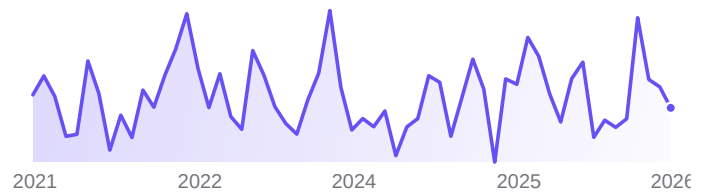


Financing (share of purchase price) Loan (LTV) 80% · Down payment 17%



Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,417
Median value (AVM)	\$819K
Median size	1,613 ft²
Median bedrooms	3
Median year built	1950
Single family	56%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.2%
Owner occupied	72%
Company owned	18%
Median loan-to-value	54%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	18,897
Density	13,519 / mi ²
Median household income	\$111K
Average household income	\$145K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	34
Homes occupied	96%
Bachelor's or higher	34%
Poverty rate	14.8%
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.