

Alexandria 22306

ZIP code · VA · Virginia > Fairfax County > Alexandria

SELLER'S MARKET

\$691K

MEDIAN SALE PRICE

+6.6%

1-YR CHANGE

257

SALES (12 MO)

\$668K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

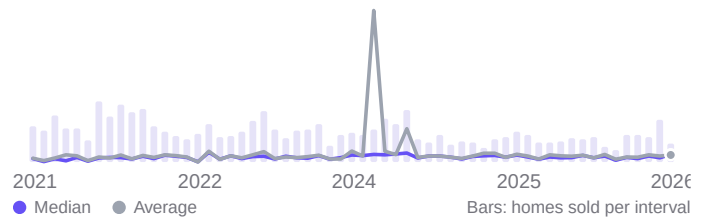
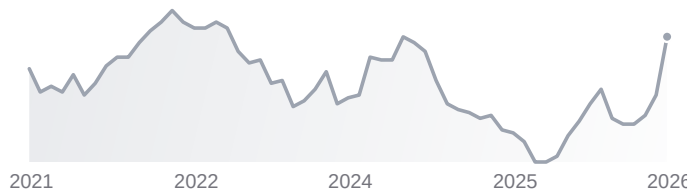
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$756K · Average \$734K

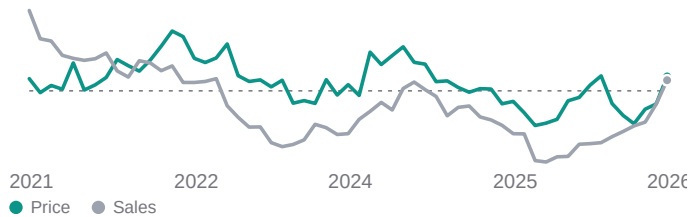


Growth (year over year)

Price +6.6% · Sales +4.9%

Price per square foot

\$455/ft²

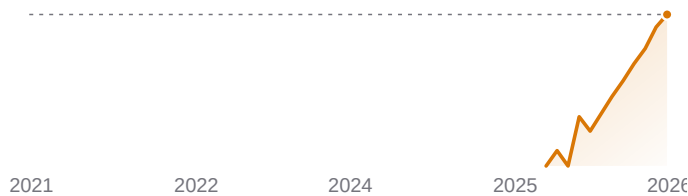


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

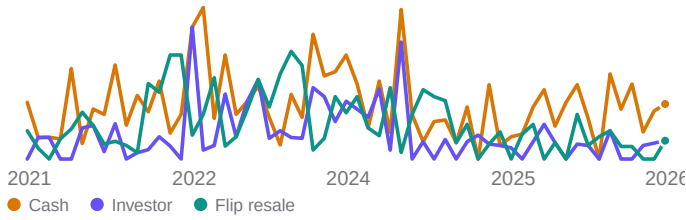
4.1%



BUYERS & OUTCOMES

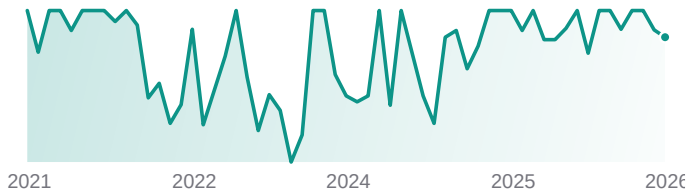
Buyer mix

Cash 18% · Investor 5.9% · Flip resale 5.9%



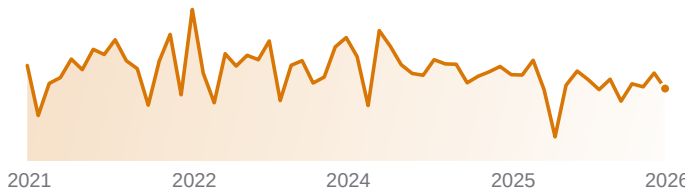
Sellers who sold at a gain

92%

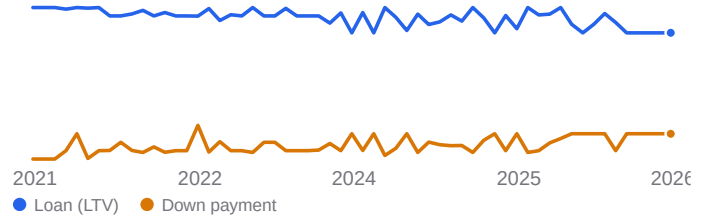


Median annualized return at resale

+3.6%

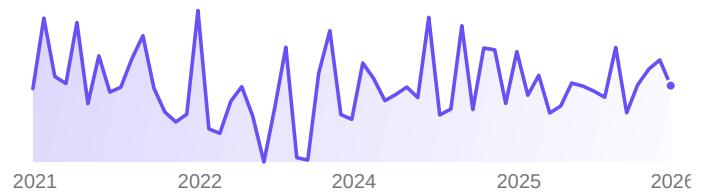


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,216
Median value (AVM)	\$668K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1977
Single family	58%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.0%
Owner occupied	85%
Company owned	12%
Median loan-to-value	58%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	34,557
Density	4,873 / mi²
Median household income	\$98K
Average household income	\$119K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	31
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	10.2%
Unemployment	0.7%
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.