

Alexandria 22307

ZIP code · VA · Virginia > Fairfax County > Alexandria

SELLER'S MARKET

\$712K

MEDIAN SALE PRICE

+18.0%

1-YR CHANGE

239

SALES (12 MO)

\$830K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

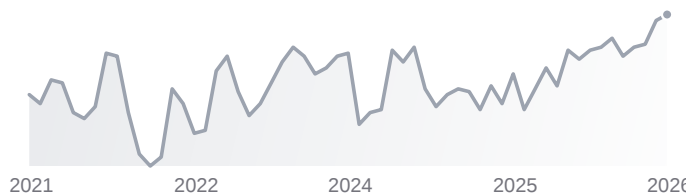
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

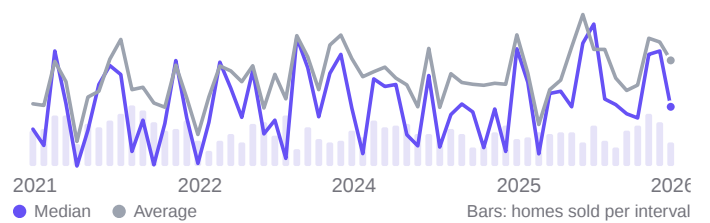
Market temperature (0–100)

78 / 100



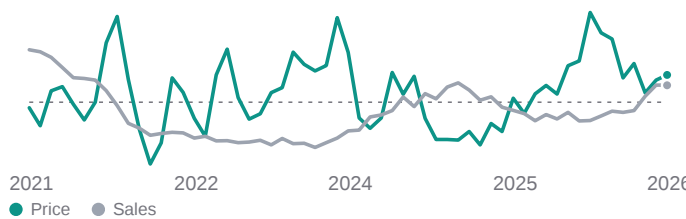
Sale prices

Median \$550K · Average \$758K



Growth (year over year)

Price +18.0% · Sales +11.2%



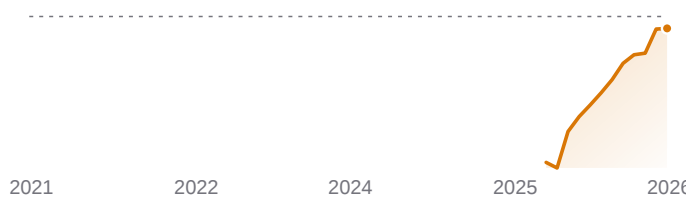
Price per square foot

\$448/ft²



Sale premium vs estimated value

-0.1%



Annual turnover (share of homes sold)

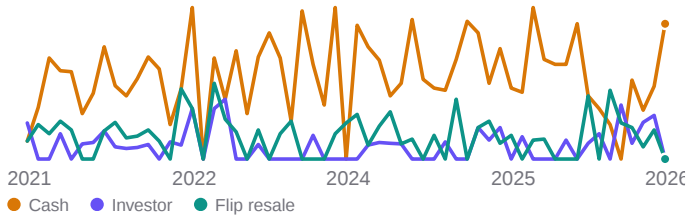
5.2%



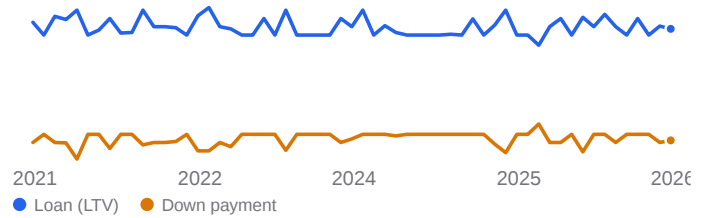
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 0% · Flip resale 0%

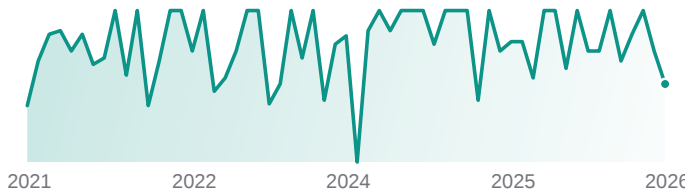


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



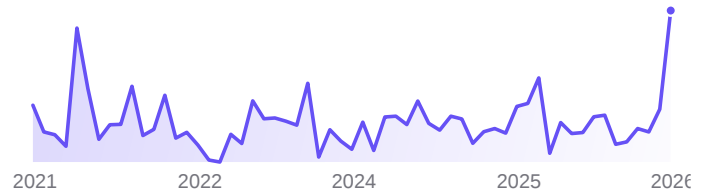
Sellers who sold at a gain

82%



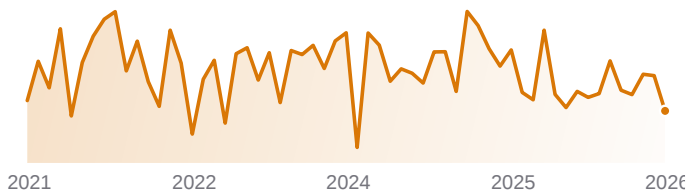
Typical hold before selling

14.9 yrs



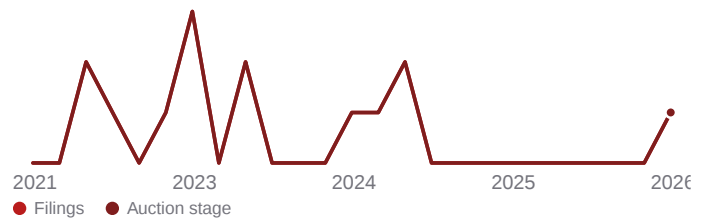
Median annualized return at resale

+2.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,589
Median value (AVM)	\$830K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1953
Single family	52%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	16%
Median loan-to-value	54%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	10,458
Density	2,560 / mi²
Median household income	\$158K
Average household income	\$201K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	37
Homes occupied	96%
Bachelor's or higher	30%
Poverty rate	3.1%
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.