

Alexandria 22308

ZIP code · VA · Virginia > Fairfax County > Alexandria

SELLER'S MARKET

\$1M

MEDIAN SALE PRICE

+9.3%

1-YR CHANGE

209

SALES (12 MO)

\$989K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

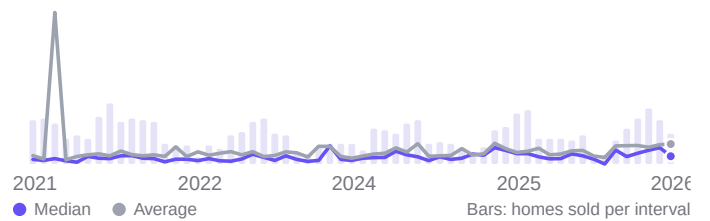
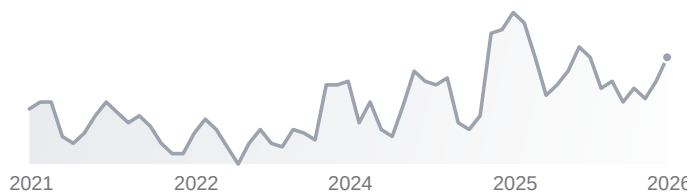
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$915K · Average \$1.3M

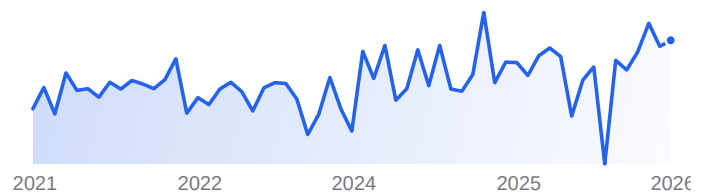
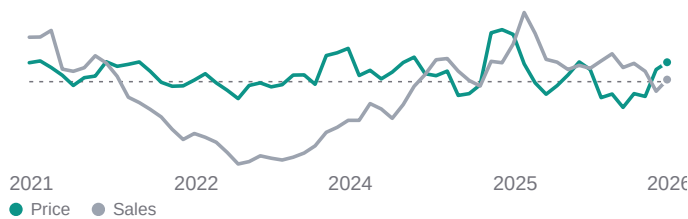


Growth (year over year)

Price +9.3% · Sales +1.0%

Price per square foot

\$597/ft²

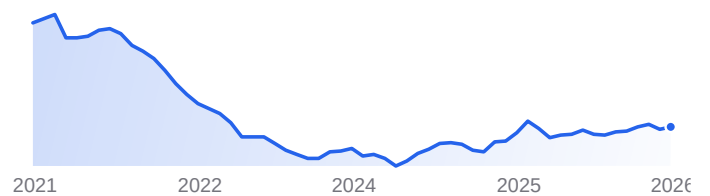
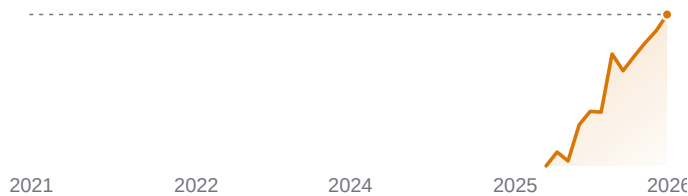


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

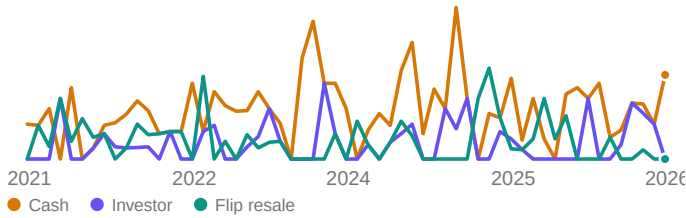
4.3%



BUYERS & OUTCOMES

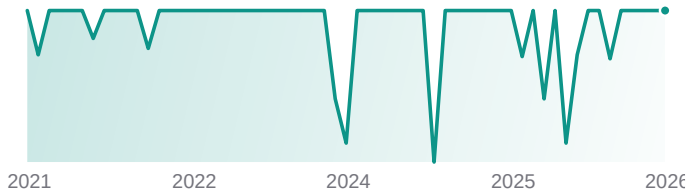
Buyer mix

Cash 28% · Investor 0% · Flip resale 0%



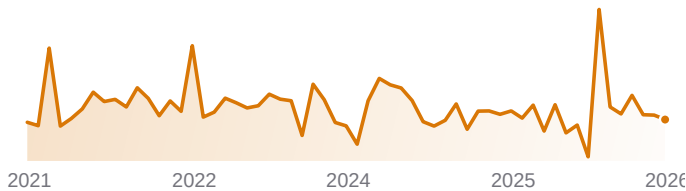
Sellers who sold at a gain

100%

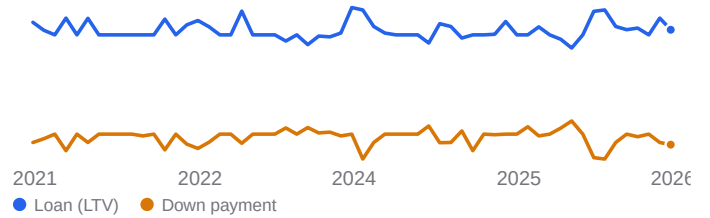


Median annualized return at resale

+3.9%

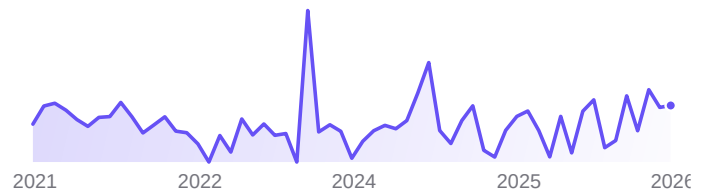


Financing (share of purchase price) Loan (LTV) 83% · Down payment 14%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,893
Median value (AVM)	\$989K
Median size	1,778 ft²
Median bedrooms	4
Median year built	1963
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.2%
Owner occupied	90%
Company owned	17%
Median loan-to-value	53%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	13,536
Density	2,945 / mi²
Median household income	\$202K
Average household income	\$214K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	36
Homes occupied	97%
Bachelor's or higher	38%
Poverty rate	2.1%
Unemployment	0.8%
Average temp	56°F
Annual precip	43 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.