

Alexandria 22309

ZIP code · VA · Virginia > Fairfax County > Alexandria

SELLER'S MARKET

\$697K

MEDIAN SALE PRICE

+23.3%

1-YR CHANGE

378

SALES (12 MO)

\$593K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

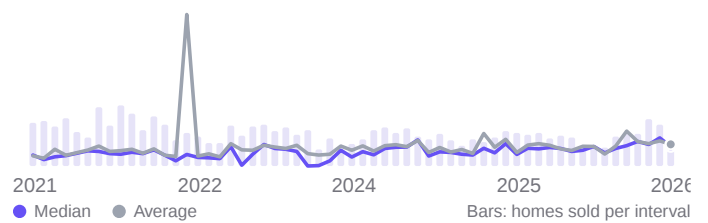
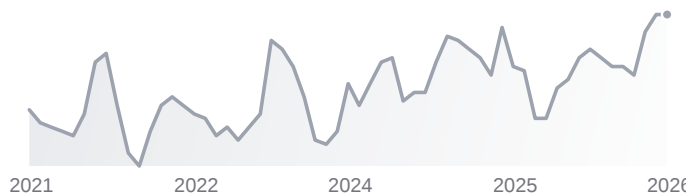
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$635K · Average \$672K

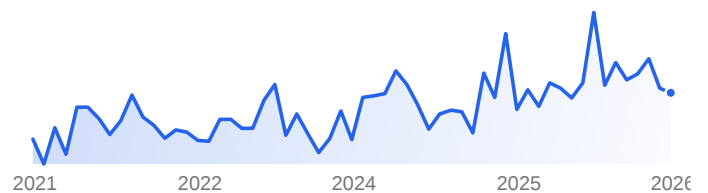
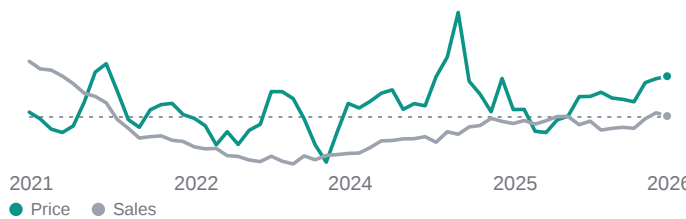


Growth (year over year)

Price +23.3% · Sales +0.5%

Price per square foot

\$369/ft²

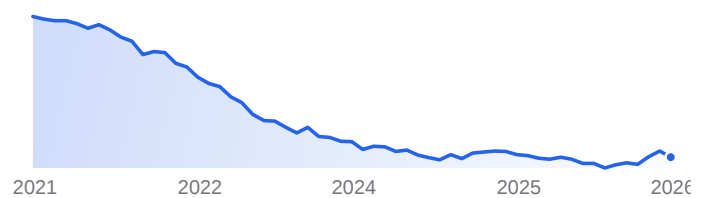
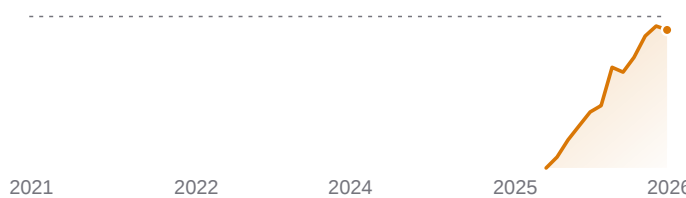


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

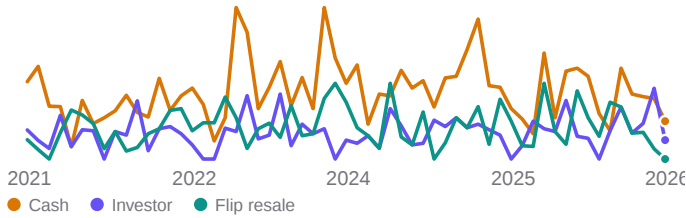
4.1%



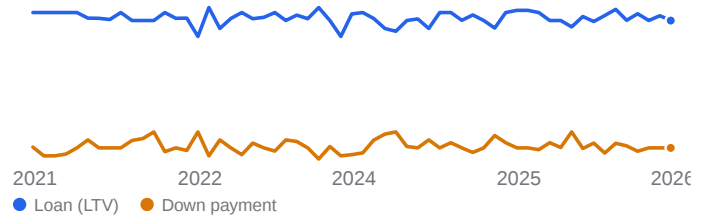
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 4.2% · Flip resale 0%

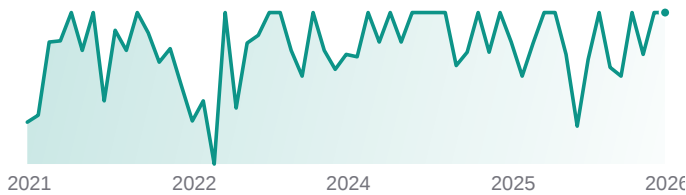


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



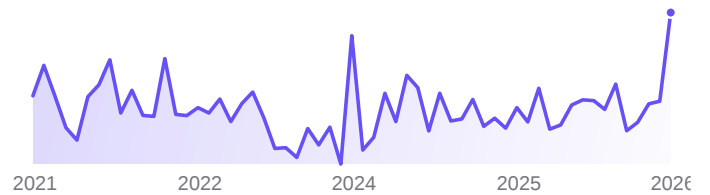
Sellers who sold at a gain

100%



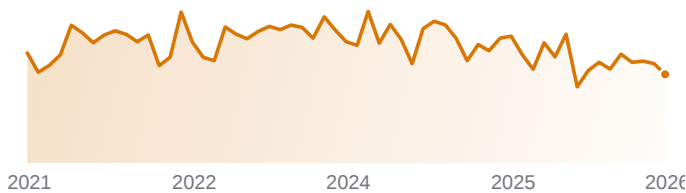
Typical hold before selling

12.3 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	9,269
Median value (AVM)	\$593K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1972
Single family	56%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.0%
Owner occupied	83%
Company owned	11%
Median loan-to-value	57%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	33,789
Density	4,090 / mi²
Median household income	\$114K
Average household income	\$151K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	33
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	8.4%
Unemployment	0.9%
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.