

# Woodbridge, Virginia

## Real Estate Overview 2023

Located only 20 miles from Washington D.C., Woodbridge, Virginia, offers an ideal opportunity for investors, allowing them to capitalize on the proximity of the nation's capital without paying the steep cost of owning real estate within the city limits.

Here's what you need to know about the city of Woodbridge, Virginia.



# About Woodbridge, Virginia

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Woodbridge's history dates back to the 1600s when Captain John Smith came across the land on an exploration of the Occoquan and Potomac Rivers. The area was quickly settled due to the abundance of natural resources in the area.

In 1692, George Mason acquired the land that is now known as Woodbridge. This land remained in the Mason family until it was eventually sold in 1851. During this time, they maintained a ferry across the Occoquan River, which they charged four cents per person to use. A wooden bridge was built over the river in the late 1700s, which eventually gave the town its name.

When Prince William County was developed in 1731, the area needed a courthouse. Since the community of Woodbridge was centrally located, it was chosen as the site for the new development. While few records of this courthouse exist, historians believe it was complete with stocks, a pillory, and a prison.

During most of the city's history, Woodbridge was home to plantations and farms. Dairy farms were very popular during World War II. However, after the war, smaller farms were unable to keep up with new technology as dairy processing techniques shifted. By the 1940's farms were being sold to developers and the land began to be subdivided.

Today, Woodbridge's close proximity to the nation's capital has made it a popular suburb. It is a rapidly developing city with a growing population, as well as rising residential and commercial expansion.

## CITY STATISTICS

### Population

**43,000** (city proper)  
**6,358,652** (metro area)

### Median Income

**\$36,677** /capita  
**\$80,820** /household

### Median Age

**33.9**

### Area

**9 sq. mi.** (city proper)

### Unemployment rate

**5.2%**

### GDP

**\$607.6 billion**  
(Washington D.C. Metro)

### Major Employers

Prince William County School Board, County of Prince William, U.S. Department of Defense, Walmart, Morale Welfare and Recreation, Wegmans Store, Target, SFX Entertainment

### Highest-Paying Jobs

Cyber Security Analyst, Registered Nurse, Board Certified Behavior Analyst, Truck Driving, Notary Signing Agent, Sterile Processing Technician, Licensed Practical Nurse

## WOODBIDGE REAL ESTATE MARKET STATISTICS

**41**

Neighborhoods

**351**

Homes for sale  
as of May 2023

**\$464.9K**

Median List  
Price

**\$460K**

Median Sold  
Price

**\$231**

Median Price per  
Square Foot

**101.25%**

Sale-to-List  
Price Ratio

**35**

Median Days  
on Market

**\$1,853**

Average Rent

**2.4%**

1-Year  
Appreciation Rate

**20.68%**

Price-to-Rent  
Ratio

**9%**

Rental Vacancy  
Rate

**1.1%**

Homeowner Vacancy  
Rate

## Most Expensive Neighborhoods

<b>Neighborhood</b>	<b>Average Monthly Rent</b>	<b>Median Listing Price</b>
Beaver Creek	\$3,323	\$715,466
Coventry Glen/Reids Prospect	\$2,802	\$675,324
Garfield Estates	\$2,479	\$664,628
River Oaks/Cherry Hill	\$2,864	\$629,287
Queensdale	\$2,488	\$604,329

## Least Expensive Neighborhoods

<b>Neighborhood</b>	<b>Average Monthly Rent</b>	<b>Median Listing Price</b>
Marumsco Acres	\$2,262	\$313,837
Forestdale/Birchdale	\$2,368	\$323,955
Greenwich Hill / Davis Leary	\$2,173	\$347,662
Powells Run Village Condo / Pinewood Mills	\$2,536	\$359,680
Lake Ridge West	\$2,506	\$364,385

## LOOKING FOR AN INVESTOR-FRIENDLY AGENT?

From accessing off-market deals, to building a team, to determining the right rental rates, buying properties in a new market can prove tough for any investor. That's why we launched Everest Brokerage.

You no longer need in-depth expertise to invest in [some of the best real estate markets](#) in the United States. Working with Everest's in-house brokerage team of investor-friendly real estate agents is the most efficient way to build a local team and grow your rental portfolio.

It's simple. Visit our website, pick your market, fill out the form, and a member of our team will get back to you within 24 hours

Get started here  
TODAY!



# AT-A-GLANCE PROS AND CONS TO INVESTING IN WOODBRIDGE

When looking at any new real estate market, it's important to consider all aspects of investing in the area. Considerations like quality of life, overall affordability, and school choice will impact your long-term investment even if they aren't a direct factor in your buying decision.

We've compiled a few notable pros and cons of investing in Woodbridge, Virginia. These will have a different impact on you depending on your risk tolerance and investment strategy.

Don't have an investment strategy yet? No worries - just [get in touch with our team](#) to put together a solid plan today.

## Pros of Woodbridge, Virginia

- Central location
- Great educational opportunities
- Relatively affordable cost of living
- Low poverty rate
- Ethnically diverse
- Low crime rate
- Close to nation's capital

## Cons of Woodbridge, Virginia

- Lack of nightlife
- Small city
- No major sports teams
- Ongoing construction
- High property prices

# FIVE REASONS TO INVEST IN WOODBRIDGE REAL ESTATE

With so many locations to consider for potential real estate investment, why choose Woodbridge? Here are our top five reasons:

1. Location and Accessibility
2. Relatively Affordable
3. High Quality of Life
4. Diverse Investment Options
5. Stable Economy



# 1.

## LOCATION AND ACCESSIBILITY

Woodbridge is close to multiple major cities:

- 20 miles from Washington, D.C.
- 56 miles from Baltimore, Maryland
- 87 miles from Richmond, Virginia
- 144 miles from Philadelphia, Pennsylvania

Woodbridge is approximately 9 miles from Fort Belvoir and 16 miles from Quantico, offering a short commute to military members working there. Many people employed in D.C. also choose to live in Woodbridge and commute into the city.

Commuters enjoy easy access to Interstate 95 as well as US Route 1. Those who do not have vehicles can take advantage of the public transportation system in Woodbridge. There are multiple commuter lots offering bus service into D.C.

Additionally, Woodbridge has two train stations, Amtrak and Virginia Railway Express, offering not only an alternate route to D.C., but access to most of the country by train.

Woodbridge's accessibility does not stop there. The Occoquan and Potomac Rivers offer easy water access.

Woodbridge is also only 30 minutes from [Ronald Reagan International Airport \(D.C.A\)](#) which provides nonstop flights to 98 domestic and 5 international destinations.





## 2.

### RELATIVELY AFFORDABLE

The overall [cost of living](#) in Woodbridge is 20% higher than the national average. This makes living in Woodbridge considerably more expensive than many other US cities. However, when compared to surrounding areas, it becomes clear why many people decide on living in Woodbridge.

The nation's capital, located 20 miles away, continually attracts people from all over the country for the abundant career opportunities and other connections it has to offer. However, many people choose to live outside of the city and commute to work to avoid the cost of living associated with the capital city, which is over 50% more expensive than average.

[Here's a quick table](#) comparing the cost of living in Woodbridge to D.C. twenty miles away:

Overall Index:	20.5% less expensive.
Food and Groceries:	5.3% less expensive.
Housing	42.4% less expensive
Median Home Cost:	39.6% less expensive
Utilities:	5.9% less expensive
Transportation:	13.8% less expensive
Health:	9% more expensive

Not only is living in Woodbridge significantly more affordable than living in Washington D.C., it is also one of the [most affordable suburbs](#) of Washington D.C. to reside.



# 3.

## HIGH QUALITY OF LIFE

In addition to easy accessibility and relative affordability, Woodbridge has much more to offer its residents.

### Outdoors

In spite of being a suburb of one of the largest US cities, Woodbridge still has access to the outdoors. The town has [multiple parks](#) including the Occoquan Bay National Wildlife Refuge which offers over three miles of hiking trails. Leesylvania State Park, also located in Woodbridge, is situated on the Potomac River and has over 500 acres of camping, fishing, boating, and historical sites.

### Shopping

Woodbridge is home to the [largest outlet mall in Virginia](#). Potomac Mills, located directly off I-95, has over 220 name brand outlet stores, 25 restaurants, as well as an IMAX theater. The area around the mall is also lined with retailers and chain restaurants.

### Rich History

With recorded history dating back to the 1600s, the history buff has no shortage of historical sites to visit in Woodbridge. Rippon Lodge, the second-oldest historic residence in Prince William County, is situated on the Potomac River and Neabsco Creek and is open for tours from spring to fall. Other historical sites near Woodbridge include:

- Congregation Ner Shalom
- Woodlawn Plantation
- Liberia House
- Mayfield Fort

### Food

Woodbridge offers a wide variety of eatery options from southern food and barbecue to authentic Italian and French fare. Top restaurants according to locals include:

- Bistro L'Hermitage
- Dixie Bones
- Taste of Tandoor
- Presto!Pizza
- Papa Dents Crabs



## 4.

## DIVERSE INVESTMENT OPTIONS

Woodbridge offers a [diverse selection of properties](#) for a potential buyer. Since housing prices are significantly lower in Woodbridge than in other suburbs closer to D.C., many buyers choose to purchase in this community.

Woodbridge and the area surrounding it have a rich history with unique architectural features from throughout the centuries. You can spot a varied collection of historic architectural styles in businesses, homes, and schools including:

- Colonial
- Queen Anne Style
- Colonial Revival
- Victorian

For those who wish for something newer, Woodbridge also has many communities with modern and contemporary architecture. Home types available include a mix of condos, single-family homes, and townhomes. Waterfront real estate is also available along the Potomac and Occoquan Rivers.

The diversity of home types and architectural styles gives investors the opportunity to build a portfolio full of variety.



## 5.

## STABLE ECONOMY

Although Woodbridge is a small town, it still has a healthy economy. Its [major industries](#) include construction, public administration, finance and insurance, technical services, healthcare, and retail trade.

The [unemployment rate](#) in Woodbridge sits at 5.2%, lower than the US average of 6%. The job market in Woodbridge has [increased by 1.9%](#) in the last year alone. Over the next ten years, the job market is predicted to [increase by 38.8%](#). That's more than 5% higher than the predicted job growth for the nation.

The overall economy of a city has a significant impact on its real estate market. When a city can offer affordability and consistent job prospects, like Woodbridge, the likelihood of people continuing to settle down in the area is high.

# WOODBIDGE REAL ESTATE PREDICTIONS

Many factors contribute to the success or failure of the real estate market which can be difficult to accurately predict. However, there are many indicators potential investors can observe when deciding where to invest. Here is what you can expect to see in the Woodbridge housing market over the next few months.

## **Woodbridge will continue to be affordable in comparison to Washington D.C.**

As prices have been rising all across the nation, people have been quick to move out of cities with a high cost of living to areas that are more affordable.

## **Population in Woodbridge will continue to increase.**

Woodbridge has experienced consistent population growth over the last several years. Currently, Woodbridge is growing [0.51% every year](#). That trend is likely to continue especially with Woodbridge's continued affordability in comparison to surrounding areas.

## **Housing demand will stay steady or increase.**

According to [Redfin](#) the Woodbridge housing market is very competitive with a score of 77. While the housing market can shift quickly, as the population in Woodbridge continues to grow, there will be a consistent stream of people looking for housing. That is a great sign for the housing market in Woodbridge!

# INVEST WITH EVERNEST

Every investment opportunity comes with risk, but it's even harder to know what to do when the whole world fears a recession. With every news source calling for a "collapse" of some sort or predicting "another bubble," how can you sort through the fluff and find the most valuable markets for your money?

That's why it's crucial to have a team surrounding you as you build wealth and make investment decisions. Knowledgeable investment teams can help you avoid the common mistakes most investors make (and give you the extra boost of confidence to know you're making a smart in-

vestment decision, *even in the most unpredictable markets.*)

Here at [Evernest](#), we've been investing in markets across the United States since 2008. And not only that—we've also been [analyzing and sharing our information](#) about these opportunity-filled markets, in good times and bad, for other investors to study.

Our local team can be your eyes and ears in the Woodbridge real estate world, saving you hours of time (and a few headaches as well). We'll connect you with investor-friendly real estate agents and advisors to make your wealth-building journey smooth and successful.

## Ready to invest with the help of a qualified team?

[Let's talk.](#)

**Are you an investor not just limited to Woodbridge or Virginia?** You can invest in [some of the best real estate markets](#) in the United States by working with Evernest's in-house Brokerage team of investor-friendly Real Estate Agents. All you have to do is fill out this [form](#) and one of our agents will reach out within 24 hours.

*Make the best investments in the most attractive markets  
with Evernest.....in good times and bad.*

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