

Your Complete Military Relocation Guide to Northern Virginia

Welcome to Northern Virginia (NoVA), where military families find the perfect blend of career opportunities, exceptional schools, and vibrant communities. Located just across the Potomac from Washington, DC, this region offers unparalleled access to the Pentagon, Fort Belvoir, and Quantico while providing diverse lifestyle options from urban Arlington to suburban Loudoun County.

This comprehensive guide will help you navigate everything from housing markets to school districts, ensuring your PCS move to NoVA is both successful and stress-free.



Finding Your Perfect NoVA Neighborhood

Arlington & Alexandria

Urban living at its finest with walkable neighborhoods, Metro access, and 15-minute commutes to the Pentagon. Expect higher home prices around \$800K median, but enjoy unbeatable convenience and city amenities.

- Walking distance to restaurants and shops
- Direct Metro access to DC
- Historic Old Town Alexandria charm

Fairfax County

Home to Virginia's #6 ranked school system, McLean, Vienna, and Reston offer excellent family communities. Homes range \$600K-\$1M+, with higher property taxes in premium areas like McLean and Falls Church.

- Top-rated public schools
- Suburban living
- Tech corridor jobs

Loudoun County


The tech hub of NoVA with newer communities in Ashburn and Leesburg. Silver Line Metro expansion provides DC access, with median homes around \$760K in growing, modern neighborhoods.

- Newest developments
- Tech company proximity
- Future Metro connectivity

Prince William County

The most budget-friendly option with homes under \$600K in Woodbridge and Manassas. Trade longer I-95 commutes for more house and lower costs, perfect for growing families.

- Most affordable housing
- Larger lot sizes
- Newer communities

 **Pro Tips:** Always check school boundaries as they significantly impact home values. Test your commute during rush hour or use the [Commuting Time Calculator](#). Spring brings the hottest market competition, while fall offers better opportunities.

Understanding NoVA's Cost of Living

\$760K

Median Home Price

July 2025 market data

\$7.5K

Annual Property Tax

On a \$700K home (1.0-1.3%)

\$25K

Childcare Costs

Per child annually (highest in US)

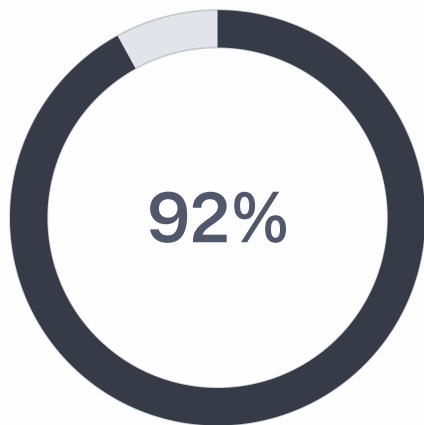
Budget Breakdown

A typical household (2 adults + 1 child) needs approximately **\$92,900 annually** to cover basic living expenses in Northern Virginia.

- **Transportation:** Budget for high gas prices plus E-ZPass for toll roads
- **State Taxes:** 5.75% income tax, 6-7% sales tax
- **Childcare:** \$15K-\$25K per child - among the nation's highest



Exceptional Schools & Educational Opportunities



Schools Fully Accredited

NoVA maintains exceptional educational standards



Fairfax County Ranking

Statewide ranking in Virginia

Top School Districts

- **Fairfax County:** Consistently ranked #6 in Virginia with excellent STEM programs
- **Arlington:** Innovative learning approaches and high graduation rates
- **Loudoun & Alexandria:** Strong performance and community support

Educational Options

Beyond public schools, families can choose from diverse private, charter, Montessori, and faith-based institutions. Higher education includes George Mason University, Marymount University, and NOVA Community College.



Preschool and daycare spots fill quickly - apply early in your PCS timeline!

Lifestyle & Recreation Paradise



Outdoor Adventures

Explore Great Falls Park's stunning waterfalls, enjoy Burke Lake's family activities, Scenic drives along Skyline Drive and discover many hiking and biking trails throughout the region.

The region offers extensive support through libraries, youth sports leagues, recreation centers, farmers markets, licensed daycares, military spouse clubs, and parenting networks - ensuring you'll quickly feel at home.



World-Class Museums

Visit the Udvar-Hazy Air & Space Museum, Children's Science Center, and easily access all DC Smithsonian museums for weekend family adventures.



Shopping & Dining

From upscale Tysons Corner to trendy Mosaic District and historic Old Town Alexandria, discover diverse shopping and dining experiences for every taste and budget.

Career Opportunities for Military Spouses

Major Employers

Northern Virginia hosts industry giants including Amazon HQ2, Inova Health System, Booz Allen Hamilton, Capital One, Northrop Grumman, and Navy Federal Credit Union - providing diverse career paths.

Spouse-Friendly Industries

Federal government positions, IT and cybersecurity roles, healthcare opportunities, teaching positions, and university jobs offer flexibility and growth potential for military spouses.

Support Resources

Access military spouse employment programs, utilize workinffxnova.com for job searches, and benefit from professional licensing transfer support across state lines.

The combination of government contracts, tech companies, and healthcare systems creates a robust job market with opportunities that understand and accommodate military life.



Essential Moving Logistics

01

Driver's License Update

You have 60 days to update your driver's license at the Virginia DMV. Bring your military orders and current documentation.

02

Vehicle Registration

Register your vehicle within 30 days. Virginia requires annual safety and emissions inspections - budget accordingly.

03

Utilities Setup

Coordinate with Dominion Energy, Washington Gas, Fairfax Water, and internet providers like Cox or Comcast well before your arrival.

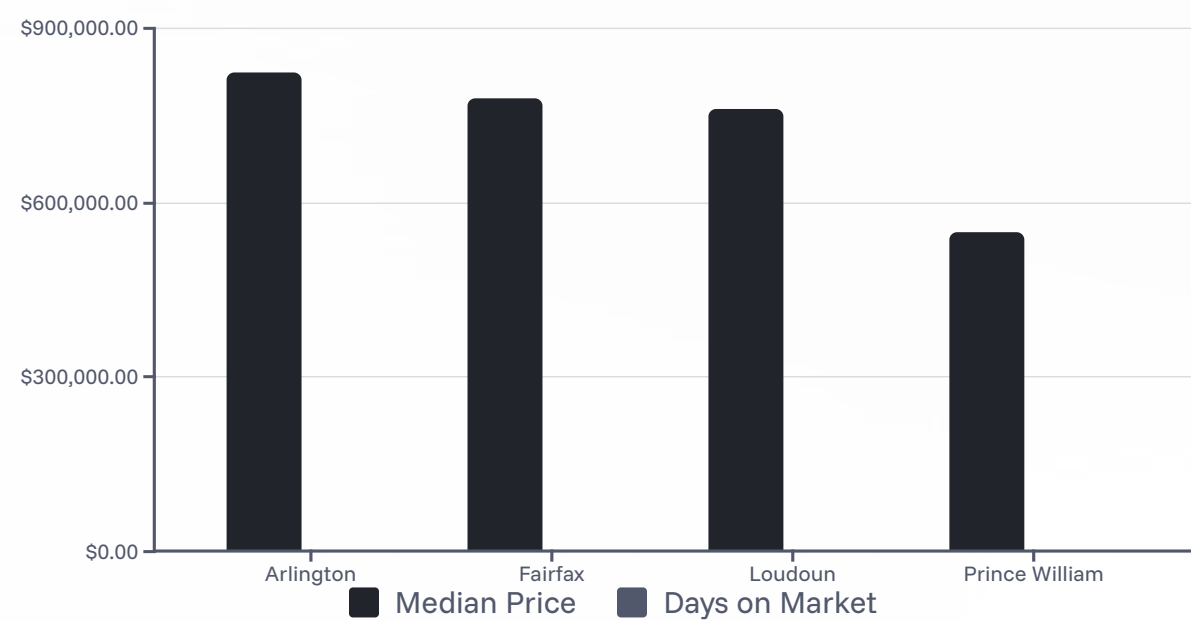
04

Healthcare Network

Locate TRICARE-friendly providers and familiarize yourself with the extensive Inova Health System network throughout NoVA.

✅ **PCS Success Hacks:** Test your commute during rush hour before choosing housing, get your E-ZPass immediately for toll roads, and keep all moving receipts organized for reimbursement.

Real Estate Market Overview



1.9

Months Inventory

Competitive seller's market

20

Average Days

Homes sell quickly

The current market shows strong prices with tight inventory, driven by high demand from federal employees and tech workers. Arlington and Alexandria command premium prices with the fastest sales, while Loudoun and Prince William Counties offer more affordable options with longer commutes.

Market Outlook: Prices remain strong, inventory stays tight, and demand continues high due to sustained federal and technology sector growth.

VA Loan Benefits & Homebuying Process

VA Loan Advantages

- **Zero Down Payment:** Purchase with no money down
- **No PMI Required:** Save hundreds monthly
- **Competitive Rates:** Often better than conventional loans
- **Seller Concessions:** Up to 4% of sale price can cover closing costs

Closing costs typically range 2-5% of the loan amount - approximately \$14K on a \$700K home. Shop with VA-savvy lenders like Navy Federal or local credit unions.

1

Get Pre-Approved

Obtain VA loan pre-approval with required documentation

2

Find MRP Realtor

Work with Military Relocation Professional certified agent

3

House Hunt

Use virtual showings if relocating from distance

4

Submit Offers

Act quickly in competitive market

5

Close & Move

Complete inspection, appraisal, and move in!



Ready to Make Your Move to NoVA?

Let's Make Your PCS Seamless

As a veteran, I've been in your shoes. I know the stress of PCS moves because I've lived them myself. Now, as a licensed Realtor & Military Relocation Professional, I help military families transition to Northern Virginia with the care and understanding only someone who's been there can provide. I focus on building lasting relationships, not just transactions.

From virtual home tours to coordinating with your timeline, I'll ensure your family finds the perfect home that fits your budget, commute, and lifestyle needs.

Contact Information:

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Schedule your FREE consultation today!

Your successful NoVA transition starts with one phone call. Let's find your family's next home together.