

# Forest

Community · VA · Virginia > Bedford County

BALANCED MARKET

**\$391K**

MEDIAN SALE PRICE

**-11.2%**

1-YR CHANGE

**442**

SALES (12 MO)

**\$416K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

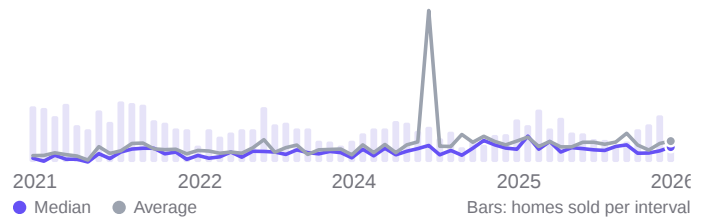
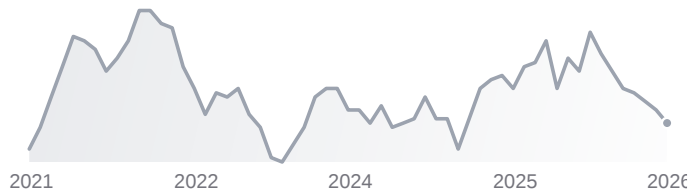
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$420K · Average \$474K

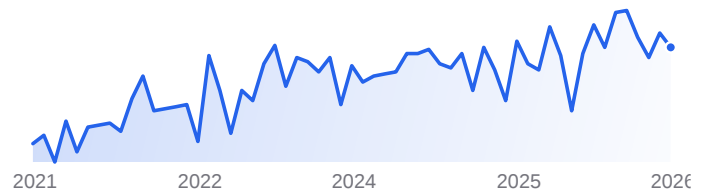
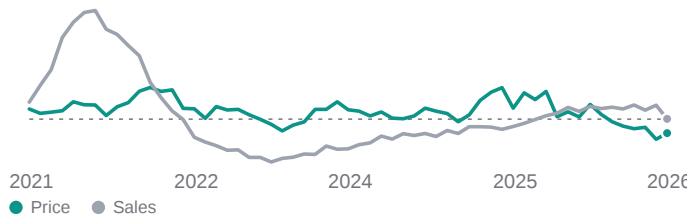


Growth (year over year)

Price -11.2% · Sales +0.2%

Price per square foot

\$212/ft²

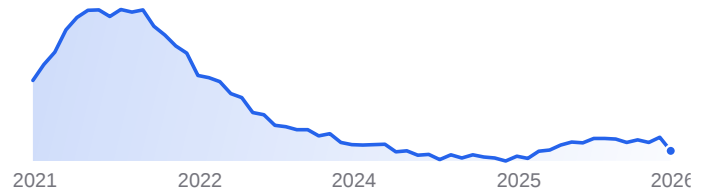
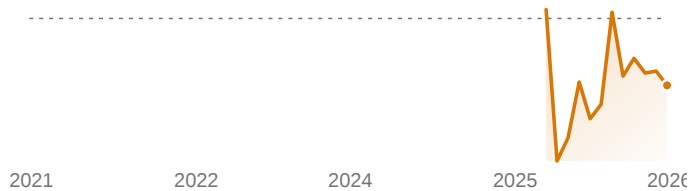


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

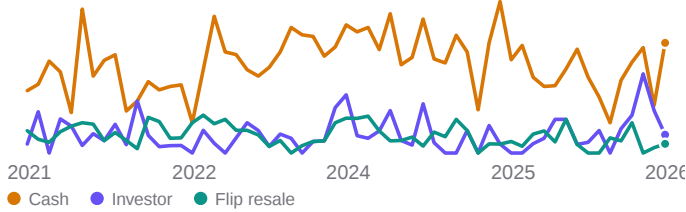
4.7%



## BUYERS & OUTCOMES

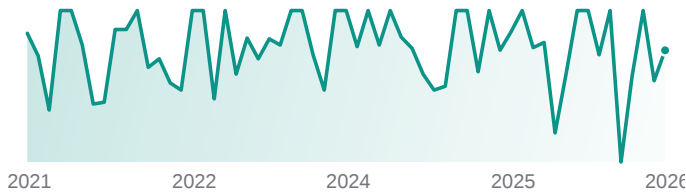
### Buyer mix

Cash 36% · Investor 6.1% · Flip resale 3.0%



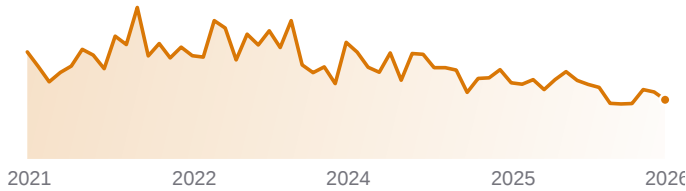
### Sellers who sold at a gain

95%

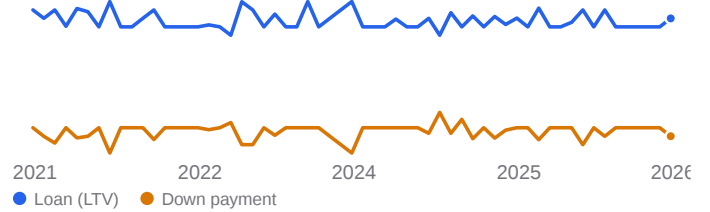


### Median annualized return at resale

+4.6%

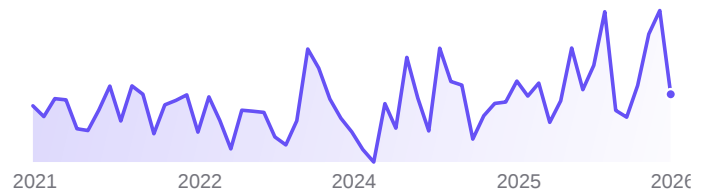


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



### Typical hold before selling

4.4 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,348     |
| Median value (AVM) | \$416K    |
| Median size        | 2,016 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1993      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 52%      |
| Underwater (LTV 125% or more) | 1.7%     |
| Owner occupied                | 82%      |
| Company owned                 | 9.7%     |
| Median loan-to-value          | 49%      |
| Typical ownership tenure      | 11.9 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 12,080    |
| Density                          | 888 / mi² |
| Median household income          | \$78K     |
| Average household income         | \$104K    |
| Crime index (US avg 100)         | 67        |
| Air pollution index (US avg 100) | 105       |
| Earthquake index (US avg 100)    | 54        |
| Homes occupied                   | 96%       |
| Bachelor's or higher             | 29%       |
| Poverty rate                     | 5.7%      |
| Unemployment                     | 0.9%      |
| Average temp                     | 56°F      |
| Annual precip                    | 45 in     |
| Sunshine                         | 59%       |

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.