

Broad Run 20137

ZIP code · VA · Virginia > Fauquier County

SELLER'S MARKET

\$968K

MEDIAN SALE PRICE

+30.4%

1-YR CHANGE

26

SALES (12 MO)

\$840K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



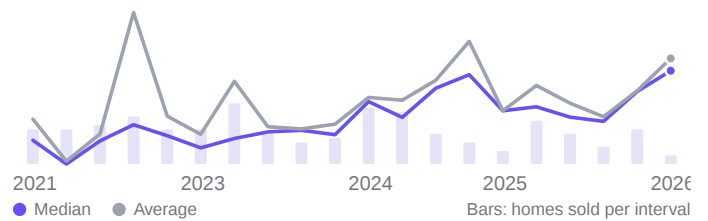
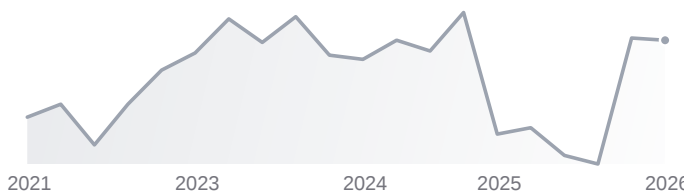
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$1.1M · Average \$1.1M

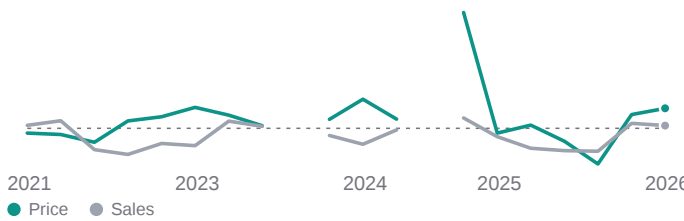


Growth (year over year)

Price +30.4% · Sales +4.0%

Price per square foot

\$381/ft²

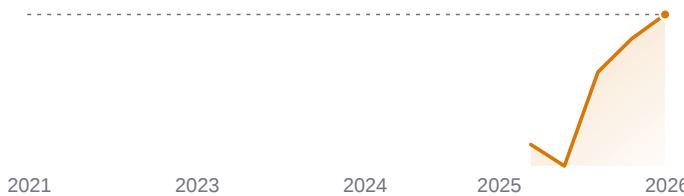


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

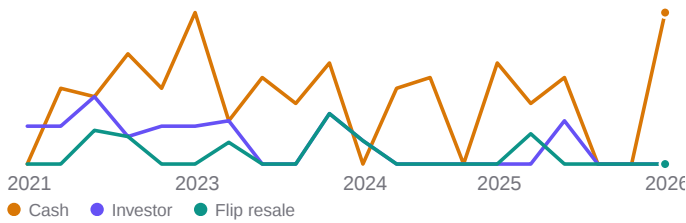
3.2%



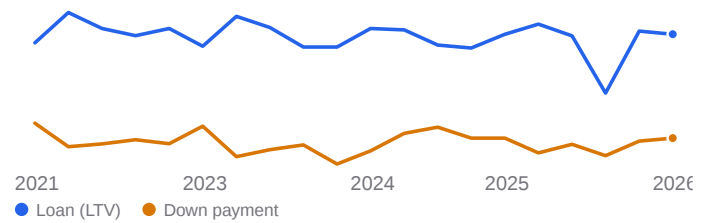
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

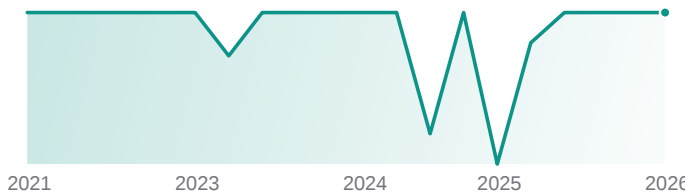


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



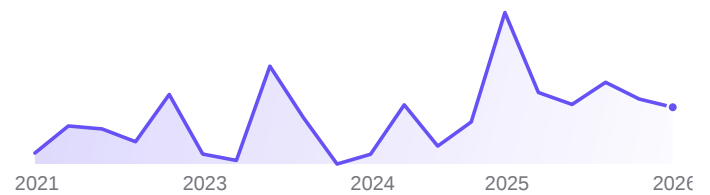
Sellers who sold at a gain

100%



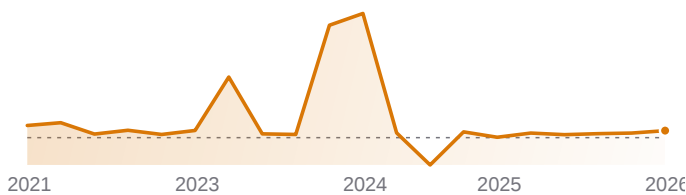
Typical hold before selling

6.8 yrs



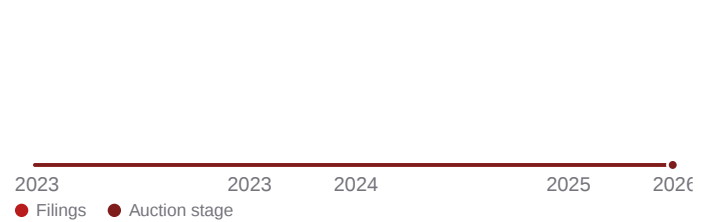
Median annualized return at resale

+8.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	807
Median value (AVM)	\$840K
Median size	2,376 ft²
Median bedrooms	3
Median year built	1985
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	8.4%
Median loan-to-value	46%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	3,560
Density	212 / mi²
Median household income	\$162K
Average household income	\$175K
Crime index (US avg 100)	61
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	41
Homes occupied	96%
Bachelor's or higher	39%
Poverty rate	3.1%
Unemployment	0.9%
Average temp	54°F
Annual precip	43 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.