

Catharpin 20143

ZIP code · VA · Virginia > Prince William County

BUYER'S MARKET

\$1M

MEDIAN SALE PRICE

6

SALES (12 MO)

\$963K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



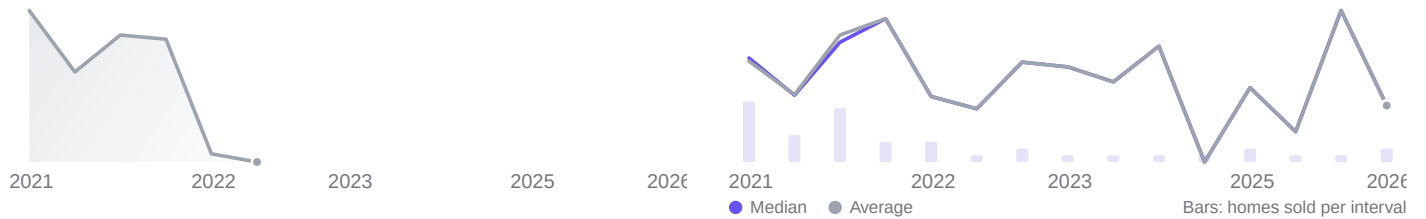
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$600K · Average \$600K

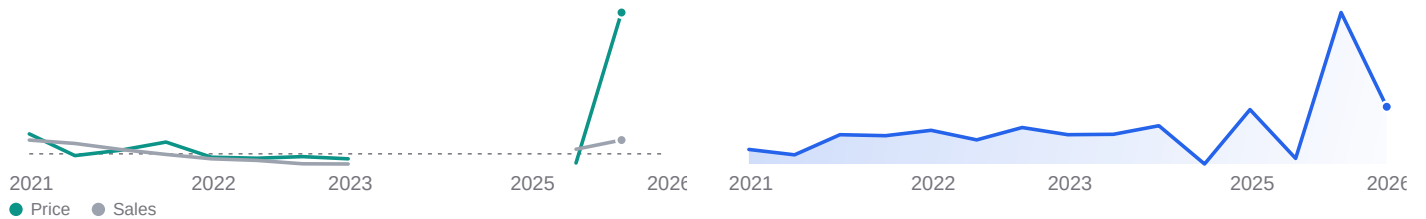


Growth (year over year)

Price +1020.0% · Sales +100.0%

Price per square foot

\$476/ft²

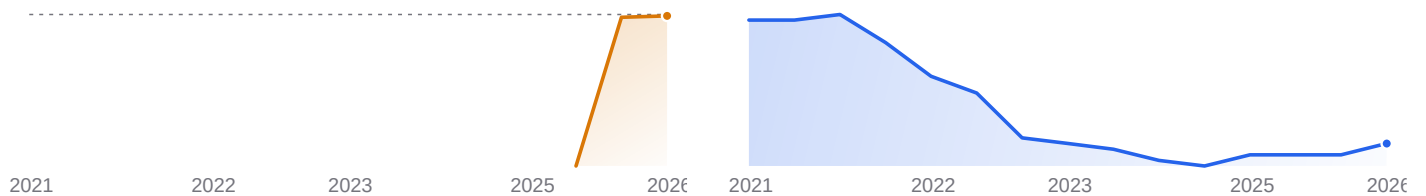


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

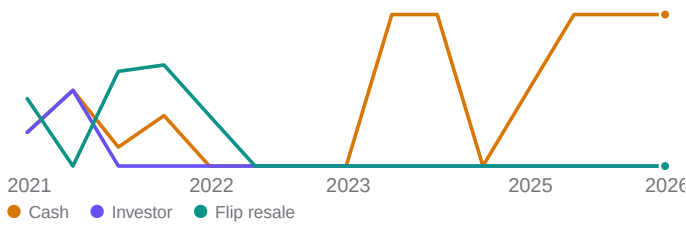
1.8%



BUYERS & OUTCOMES

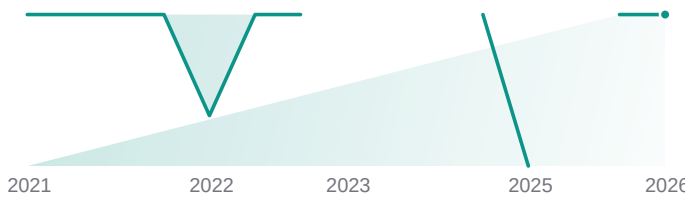
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



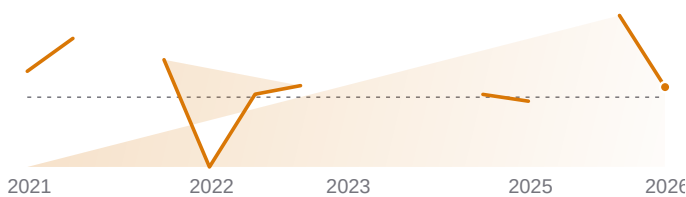
Sellers who sold at a gain

100%

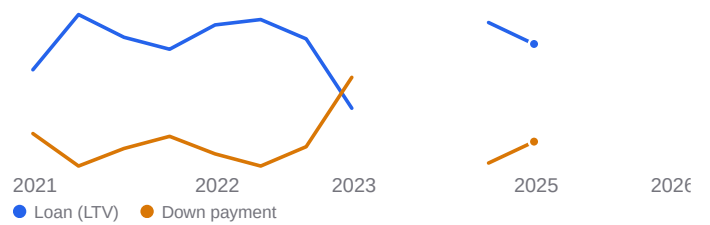


Median annualized return at resale

+3.2%

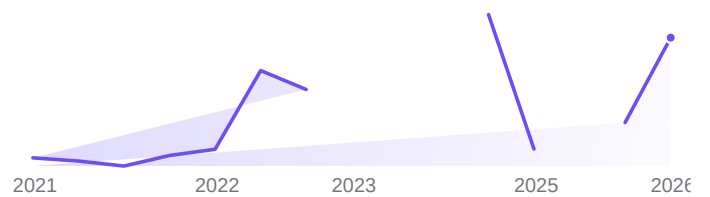


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

22.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	341
Median value (AVM)	\$963K
Median size	3,004 ft²
Median bedrooms	4
Median year built	1981
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	90%
Company owned	20%
Median loan-to-value	44%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	1,556
Density	200 / mi²
Median household income	\$162K
Average household income	\$156K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	41
Homes occupied	98%
Bachelor's or higher	26%
Poverty rate	0.9%
Unemployment	0.9%
Average temp	55°F
Annual precip	43 in
Sunshine	63%

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