

The Plains 20198

ZIP code · VA · Virginia > Fauquier County > The Plains

BALANCED MARKET

\$747K

MEDIAN SALE PRICE

-69.1%

1-YR CHANGE

32

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



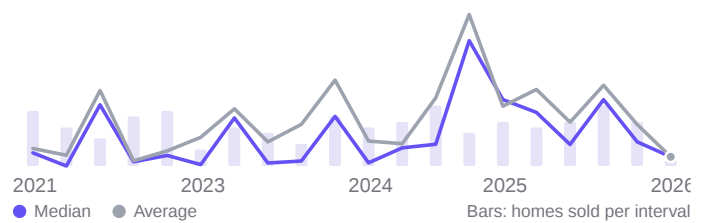
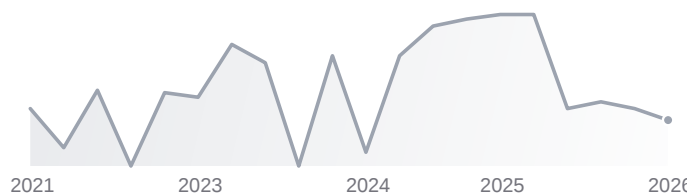
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$575K · Average \$575K

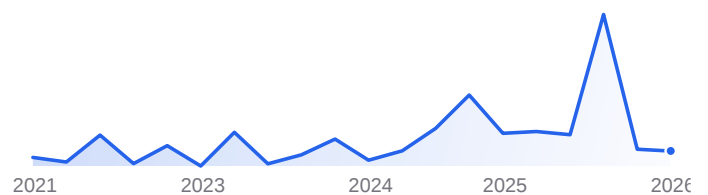
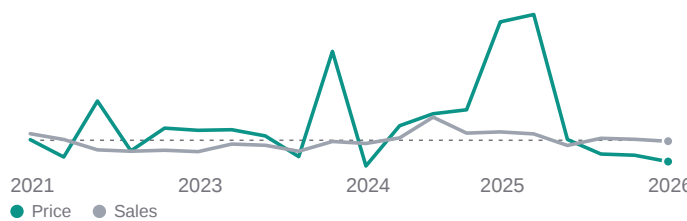


Growth (year over year)

Price -69.1% · Sales -3.0%

Price per square foot

\$380/ft²

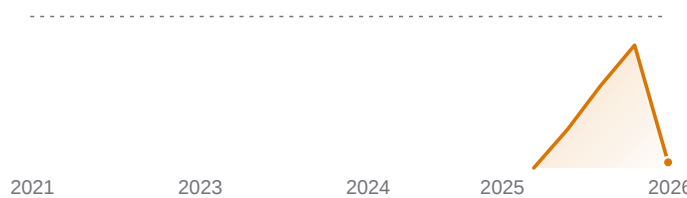


Sale premium vs estimated value

-6.3%

Annual turnover (share of homes sold)

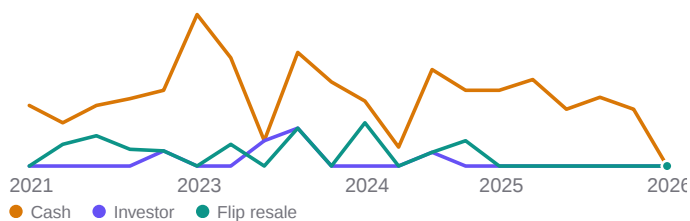
3.8%



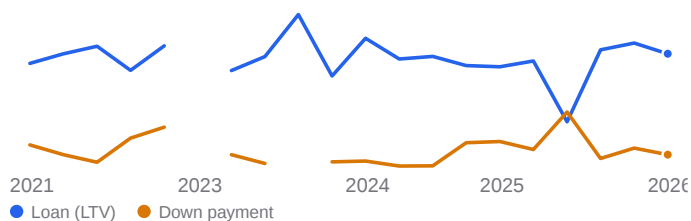
BUYERS & OUTCOMES

Buyer mix

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

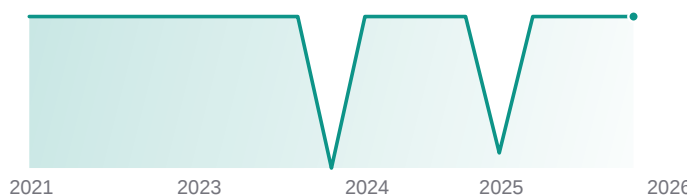


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

100%



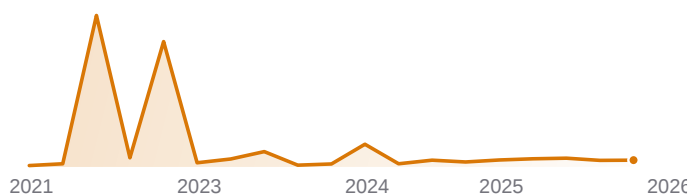
Typical hold before selling

6.5 yrs



Median annualized return at resale

+5.8%



HOUSING STOCK

Homes	842
Median value (AVM)	\$1M
Median size	2,006 ft²
Median bedrooms	3
Median year built	1974
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.7%
Owner occupied	50%
Company owned	24%
Median loan-to-value	31%
Typical ownership tenure	16.7 yrs

COMMUNITY

Population	2,550
Density	36 / mi²
Median household income	\$97K
Average household income	\$187K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	40
Homes occupied	86%
Bachelor's or higher	20%
Poverty rate	8.3%
Unemployment	0.8%
Average temp	54°F
Annual precip	44 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.