

Toms Brook 22660

ZIP code · VA · Virginia · Shenandoah County · Toms Brook

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-23.8%

1-YR CHANGE

31

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

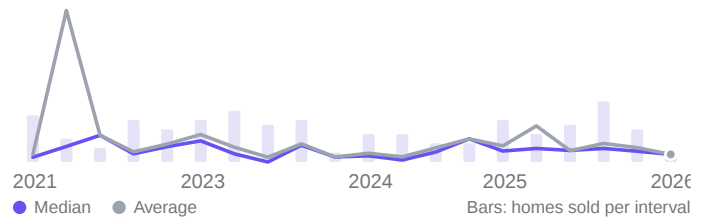
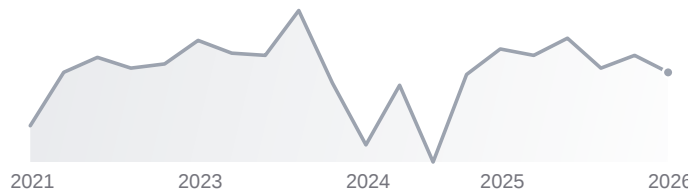
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$235K · Average \$235K

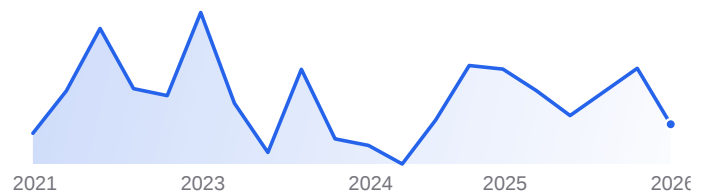
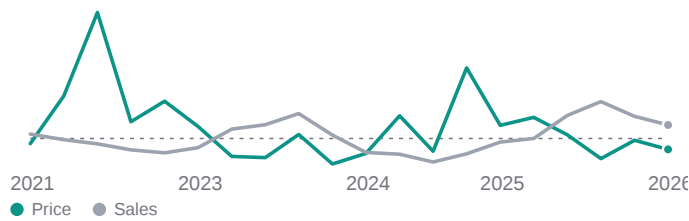


Growth (year over year)

Price -23.8% · Sales +29.2%

Price per square foot

\$148/ft²

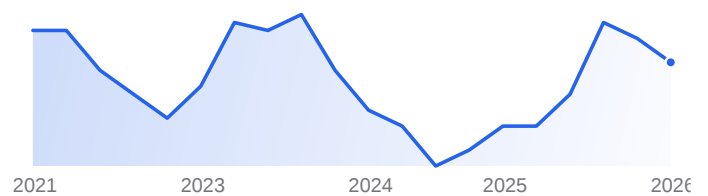


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

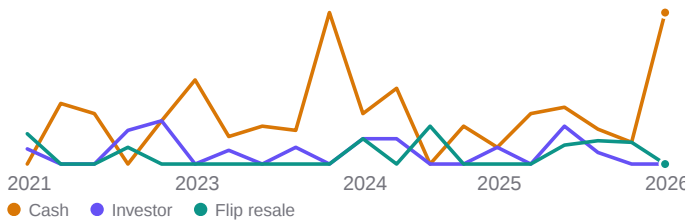
4.3%



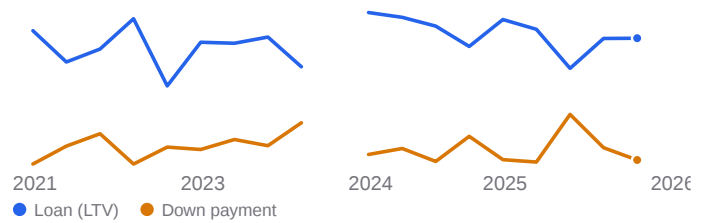
BUYERS & OUTCOMES

Buyer mix

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

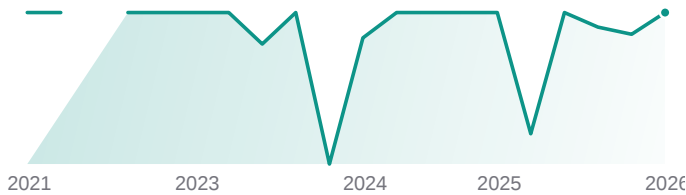


Financing (share of purchase price) Loan (LTV) 84% · Down payment 6.7%



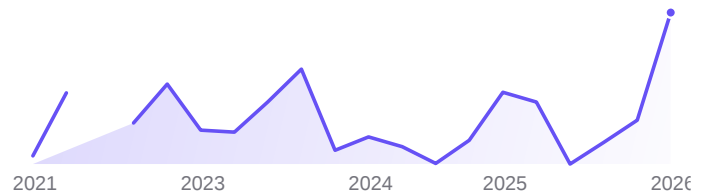
Sellers who sold at a gain

100%



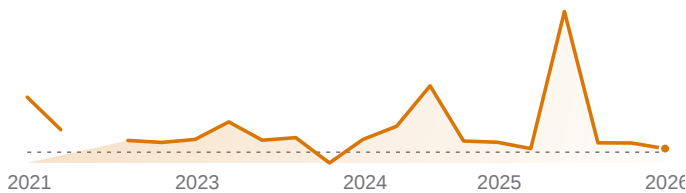
Typical hold before selling

17.2 yrs



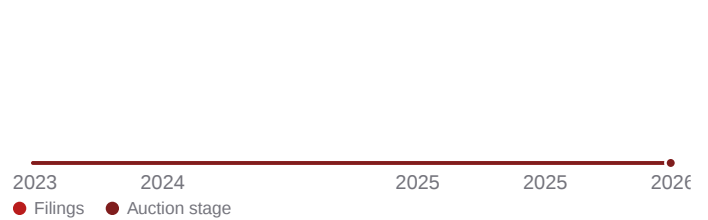
Median annualized return at resale

+2.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	726
Median value (AVM)	\$326K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1980
Single family	91%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.7%
Owner occupied	67%
Company owned	9.8%
Median loan-to-value	42%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,167
Density	134 / mi²
Median household income	\$76K
Average household income	\$88K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	10.8%
Unemployment	0.9%
Average temp	54°F
Annual precip	38 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.