

Culpeper 22701

ZIP code · VA · Virginia > Culpeper County > Culpeper

BALANCED MARKET

\$440K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

476

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



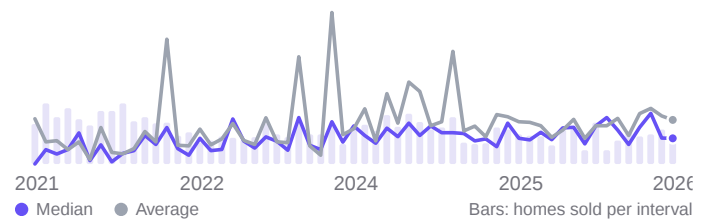
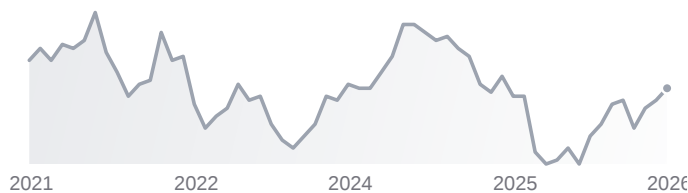
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$410K · Average \$477K

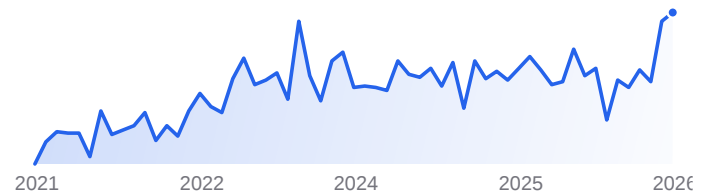
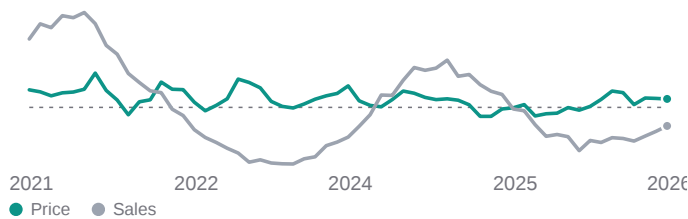


Growth (year over year)

Price +6.0% · Sales -13.3%

Price per square foot

\$285/ft²

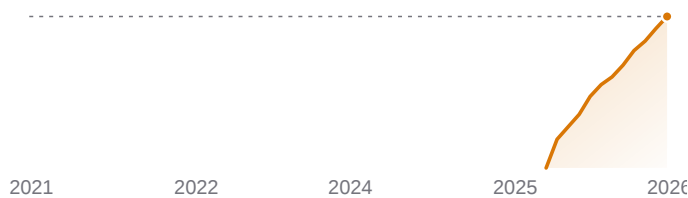


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

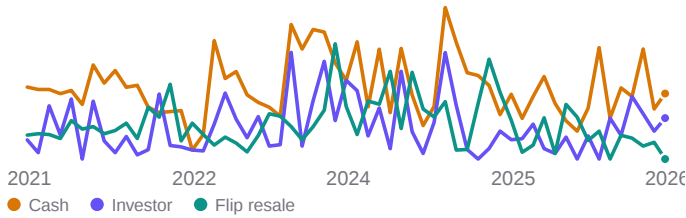
4.0%



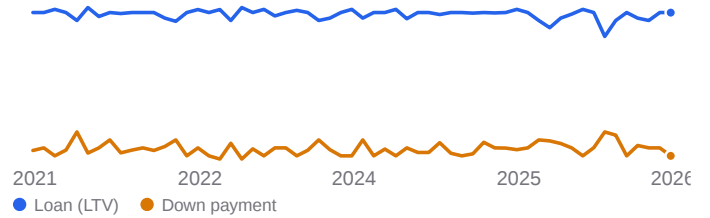
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 15% · Flip resale 0%

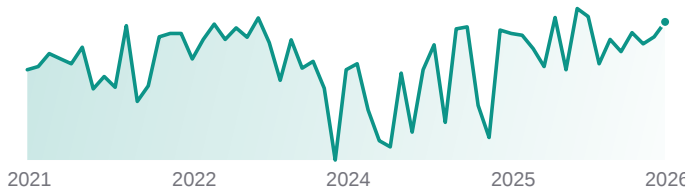


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



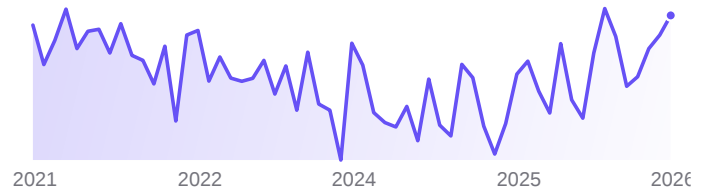
Sellers who sold at a gain

97%



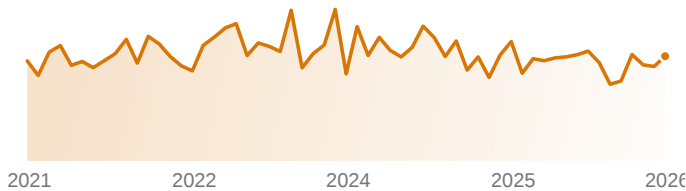
Typical hold before selling

9.0 yrs



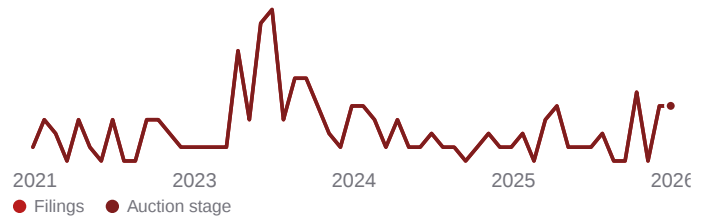
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	12,025
Median value (AVM)	\$468K
Median size	1,761 ft²
Median bedrooms	3
Median year built	1997
Single family	86%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	12%
Median loan-to-value	50%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	38,473
Density	236 / mi ²
Median household income	\$92K
Average household income	\$110K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	55
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	9.0%
Unemployment	0.9%
Average temp	56°F
Annual precip	45 in
Sunshine	63%

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.