

Bealeton 22712

ZIP code · VA · Virginia > Fauquier County > Bealeton

BALANCED MARKET

\$443K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

155

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



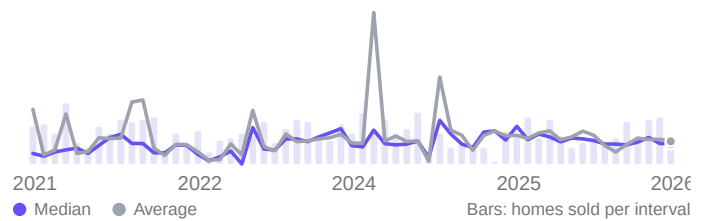
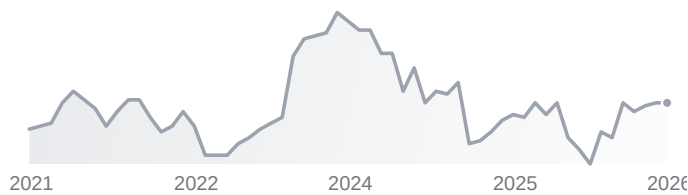
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$425K · Average \$446K

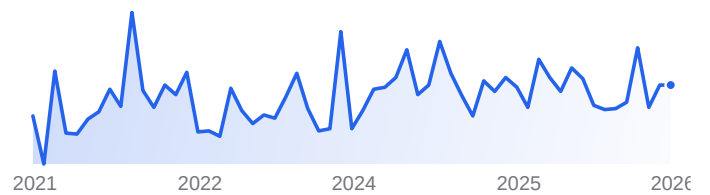
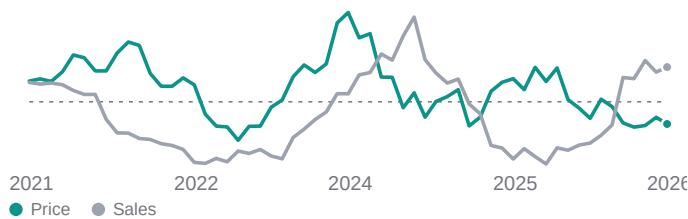


Growth (year over year)

Price -12.3% · Sales +19.2%

Price per square foot

\$257/ft²

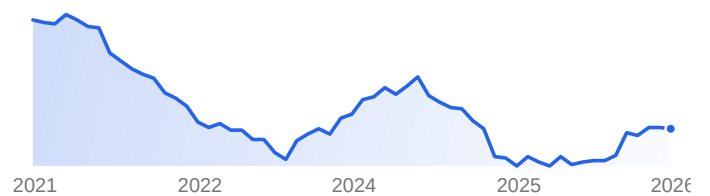
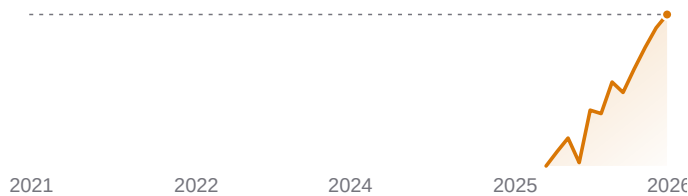


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

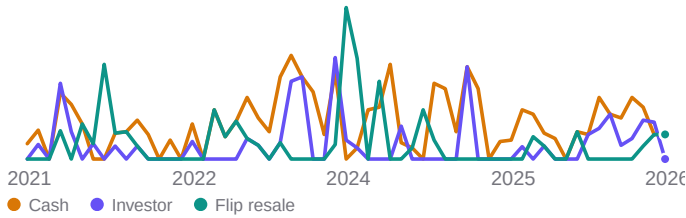
5.0%



BUYERS & OUTCOMES

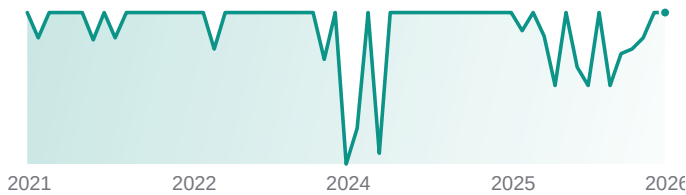
Buyer mix

Cash 10% · Investor 0% · Flip resale 10%



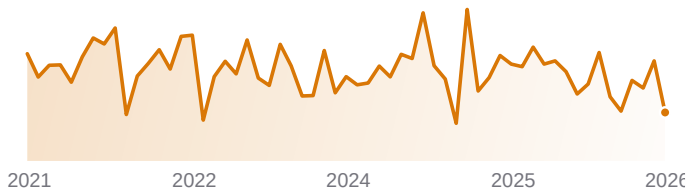
Sellers who sold at a gain

100%

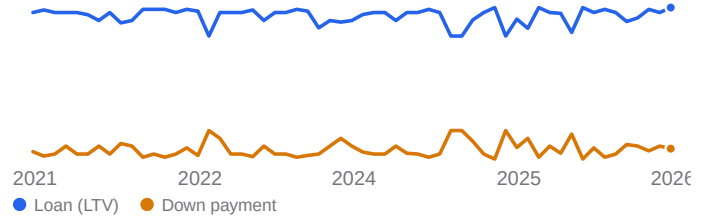


Median annualized return at resale

+3.0%

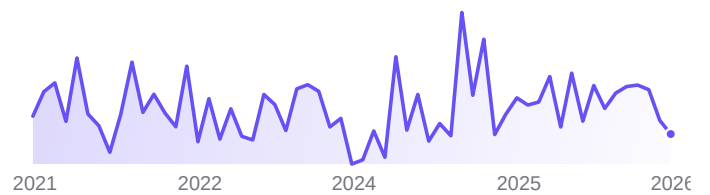


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



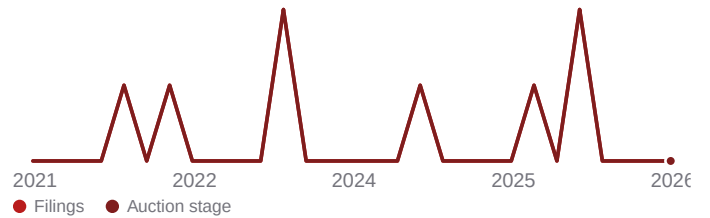
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,086
Median value (AVM)	\$488K
Median size	1,680 ft²
Median bedrooms	3
Median year built	1994
Single family	89%
Condos	6.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	1.0%
Owner occupied	82%
Company owned	4.7%
Median loan-to-value	60%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	8,712
Density	239 / mi ²
Median household income	\$99K
Average household income	\$118K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	43
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	5.2%
Unemployment	0.9%
Average temp	55°F
Annual precip	44 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.