

Brightwood 22715

ZIP code · VA · Virginia > Madison County > Brightwood

BALANCED MARKET

\$299K

MEDIAN SALE PRICE

-19.6%

1-YR CHANGE

15

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

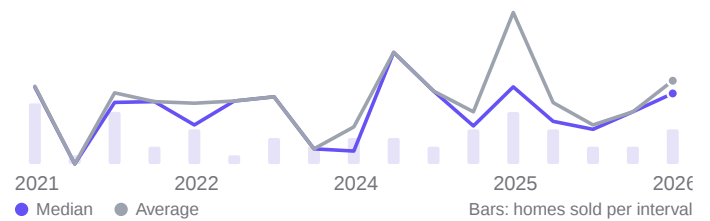
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$338K · Average \$378K

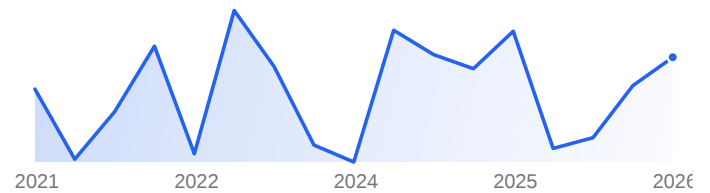
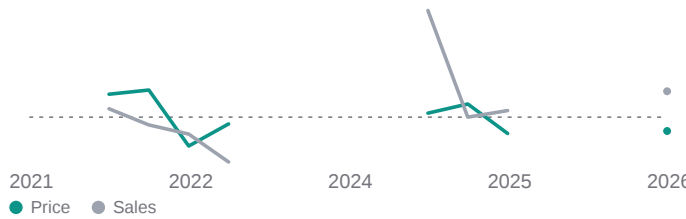


Growth (year over year)

Price -19.6% · Sales +36.4%

Price per square foot

\$251/ft²

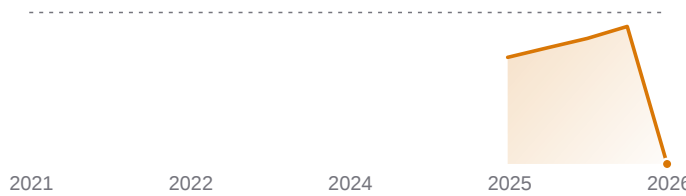


Sale premium vs estimated value

-10.7%

Annual turnover (share of homes sold)

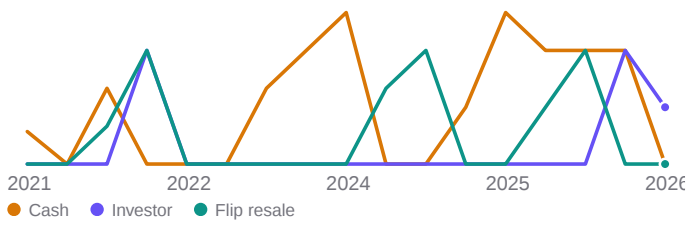
3.5%



BUYERS & OUTCOMES

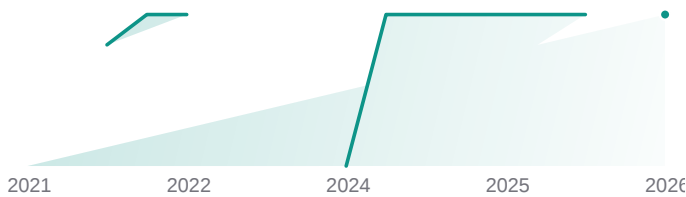
Buyer mix

Cash 0% · Investor 25% · Flip resale 0%



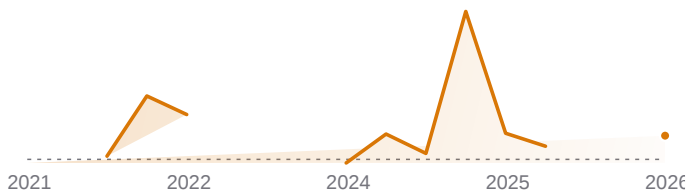
Sellers who sold at a gain

100%

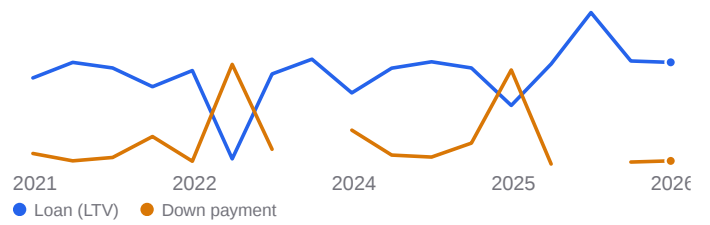


Median annualized return at resale

+6.1%

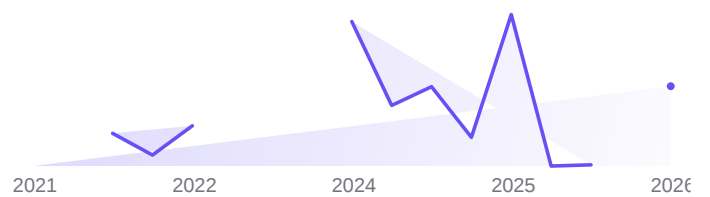


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	424
Median value (AVM)	\$373K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1977
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	6.4%
Median loan-to-value	48%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	623
Density	74 / mi²
Median household income	\$90K
Average household income	\$98K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	55
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	4.2%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.