

# Fork Union 23055

ZIP code · VA · Virginia > Fluvanna County

BALANCED MARKET

**\$346K**

MEDIAN SALE PRICE

**15**

SALES (12 MO)

**\$280K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

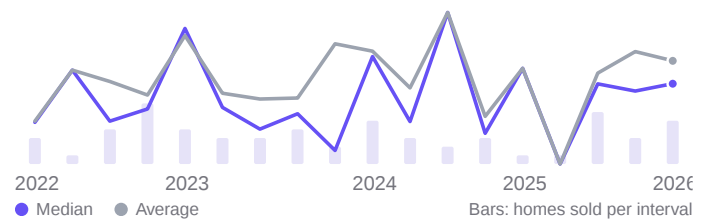
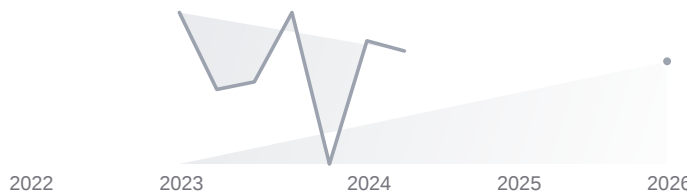
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$293K · Average \$363K

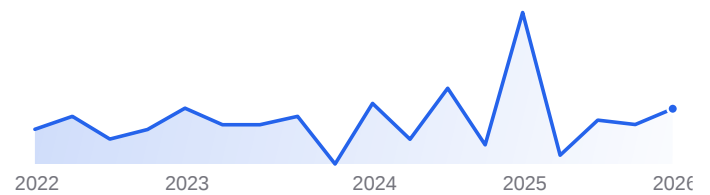
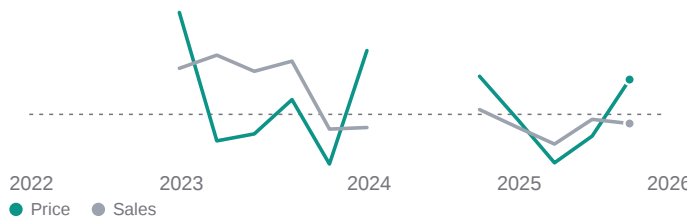


Growth (year over year)

Price +58.9% · Sales -15.4%

Price per square foot

\$178/ft²

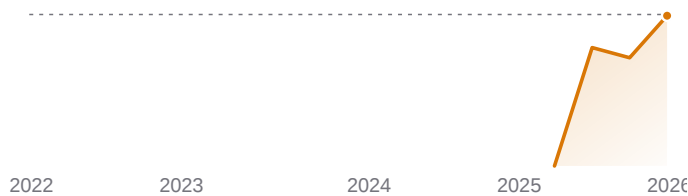


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

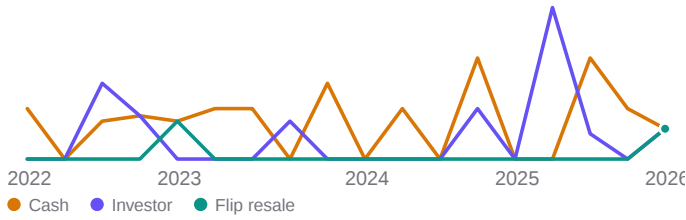
4.2%



## BUYERS & OUTCOMES

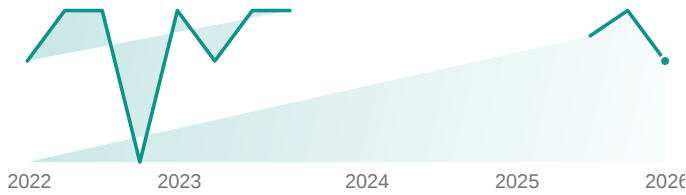
### Buyer mix

Cash 20% · Investor 20% · Flip resale 20%



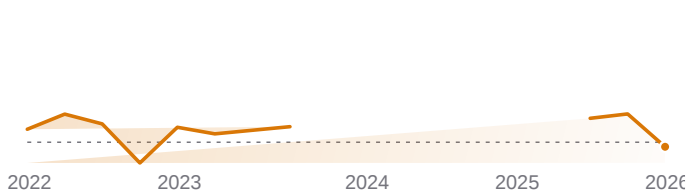
### Sellers who sold at a gain

67%

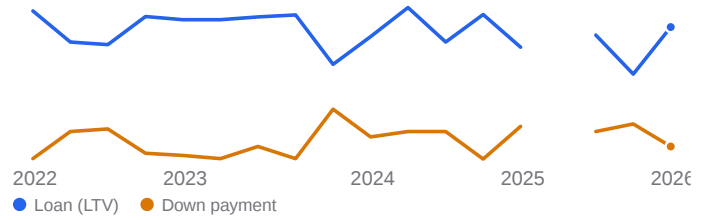


### Median annualized return at resale

-2.3%

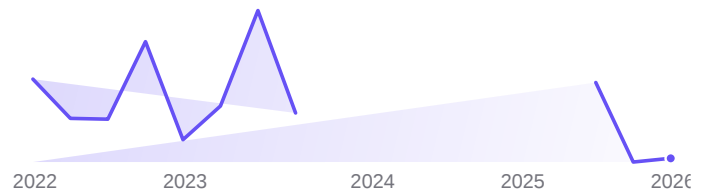


Financing (share of purchase price) Loan (LTV) 90% · Down payment 9.9%



### Typical hold before selling

1.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 356       |
| Median value (AVM) | \$280K    |
| Median size        | 1,664 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1975      |
| Single family      | 87%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 50%      |
| Underwater (LTV 125% or more) | 3.3%     |
| Owner occupied                | 61%      |
| Company owned                 | 16%      |
| Median loan-to-value          | 52%      |
| Typical ownership tenure      | 21.4 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 874      |
| Density                          | 50 / mi² |
| Median household income          | \$64K    |
| Average household income         | \$102K   |
| Crime index (US avg 100)         | 126      |
| Air pollution index (US avg 100) | 90       |
| Earthquake index (US avg 100)    | 92       |
| Homes occupied                   | 89%      |
| Bachelor's or higher             | 25%      |
| Poverty rate                     | 9.1%     |
| Unemployment                     | 0.8%     |
| Average temp                     | 56°F     |
| Annual precip                    | 43 in    |
| Sunshine                         | 63%      |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.