

Forest 24551

ZIP code · VA · Virginia > Bedford County > Forest

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

-12.9%

1-YR CHANGE

438

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



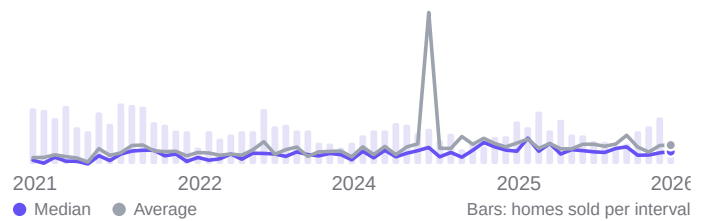
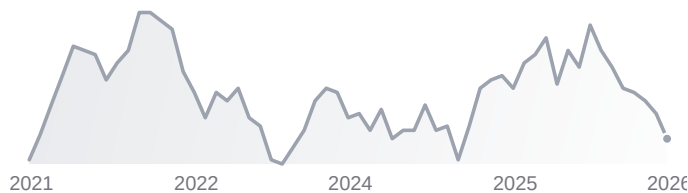
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$398K · Average \$456K

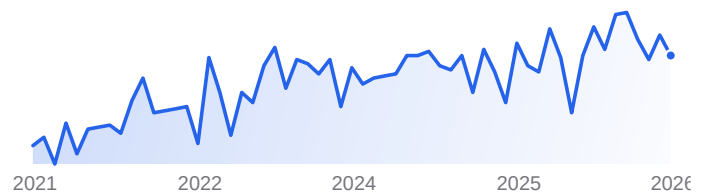
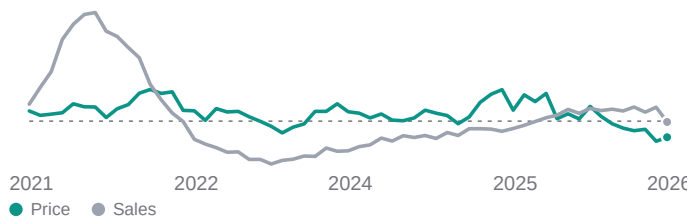


Growth (year over year)

Price -12.9% · Sales -0.7%

Price per square foot

\$209/ft²

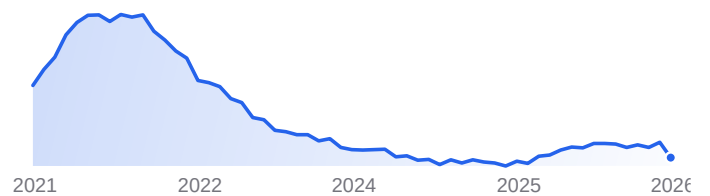


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

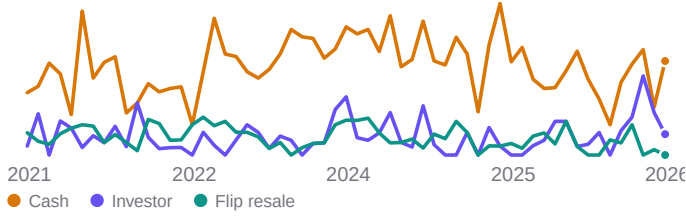
4.7%



BUYERS & OUTCOMES

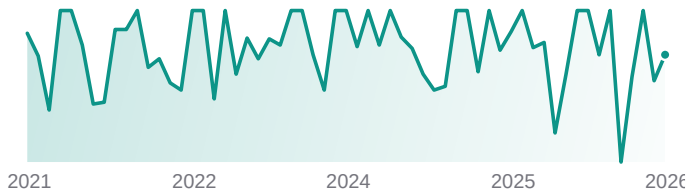
Buyer mix

Cash 31% · Investor 6.9% · Flip resale 0%



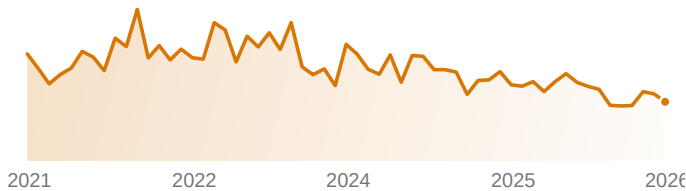
Sellers who sold at a gain

94%

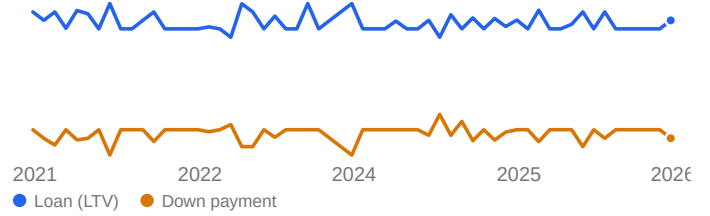


Median annualized return at resale

+4.6%

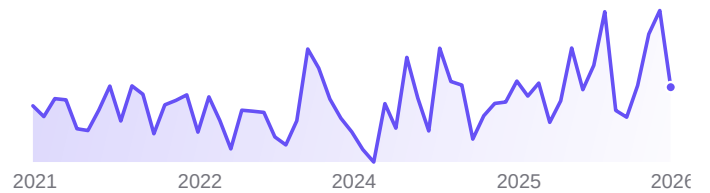


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,348
Median value (AVM)	\$415K
Median size	2,016 ft²
Median bedrooms	3
Median year built	1993
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.7%
Owner occupied	82%
Company owned	9.7%
Median loan-to-value	49%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	26,095
Density	377 / mi²
Median household income	\$92K
Average household income	\$114K
Crime index (US avg 100)	47
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	53
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	5.4%
Unemployment	1.0%
Average temp	56°F
Annual precip	45 in
Sunshine	59%

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.