

Eagle Rock

Community · VA · Virginia · Botetourt County

SELLER'S MARKET

\$156K

MEDIAN SALE PRICE

+237.5%

1-YR CHANGE

41

SALES (12 MO)

\$163K

MEDIAN VALUE (AVM)

Market temperature

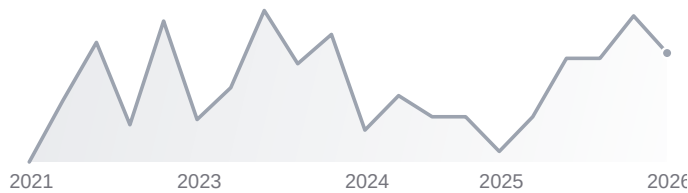
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

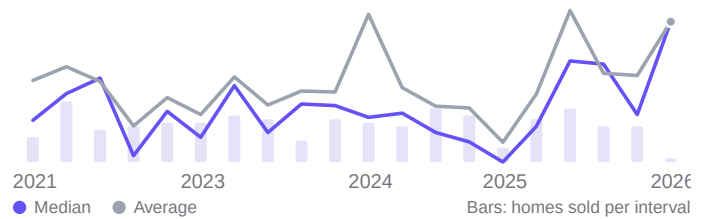
Market temperature (0–100)

61 / 100



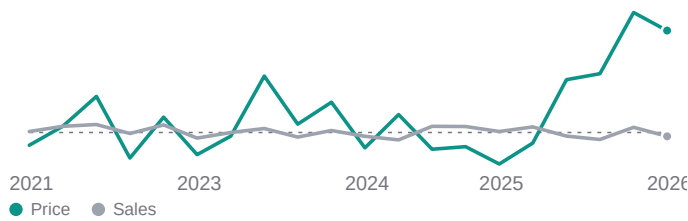
Sale prices

Median \$300K · Average \$300K



Growth (year over year)

Price +237.5% · Sales -8.9%



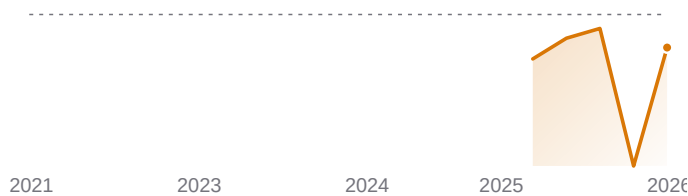
Price per square foot

\$233/ft²



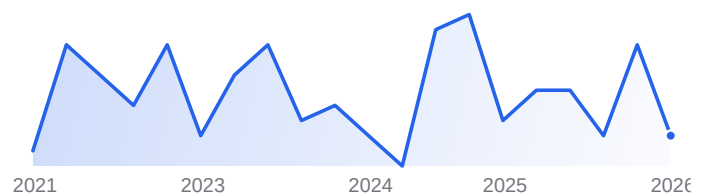
Sale premium vs estimated value

-3.2%



Annual turnover (share of homes sold)

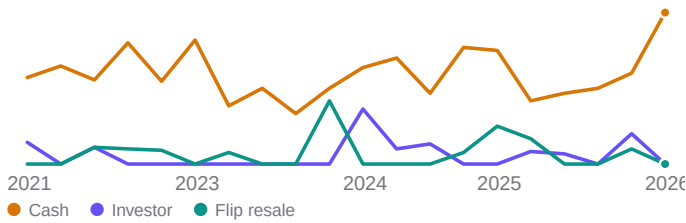
2.8%



BUYERS & OUTCOMES

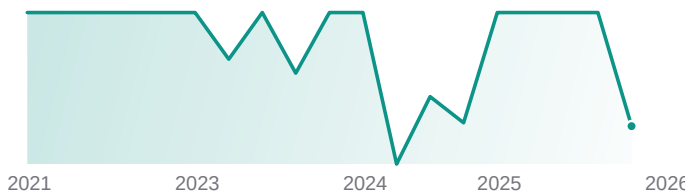
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



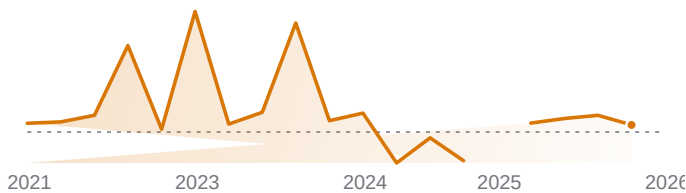
Sellers who sold at a gain

63%

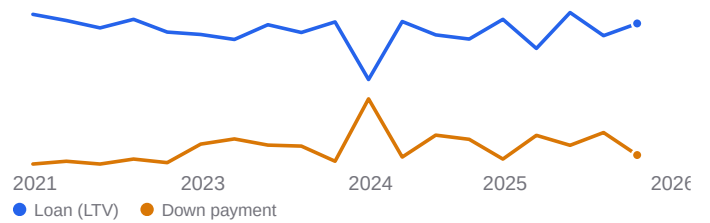


Median annualized return at resale

+4.3%

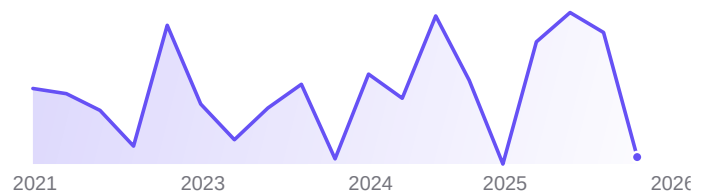


Financing (share of purchase price) Loan (LTV) 92% · Down payment 7.6%



Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,457
Median value (AVM)	\$163K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1975
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	3.1%
Owner occupied	51%
Company owned	11%
Median loan-to-value	25%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	219
Density	308 / mi²
Median household income	\$39K
Average household income	\$50K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	56
Homes occupied	78%
Bachelor's or higher	9%
Poverty rate	17.8%
Unemployment	0.5%
Average temp	55°F
Annual precip	44 in
Sunshine	59%

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.