

Saluda

Community · VA · Virginia · Middlesex County

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-17.8%

1-YR CHANGE

36

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



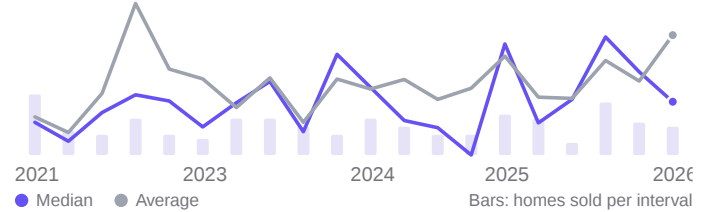
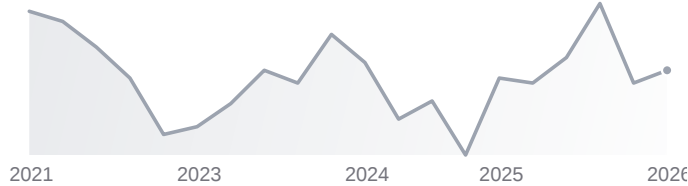
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$275K · Average \$412K

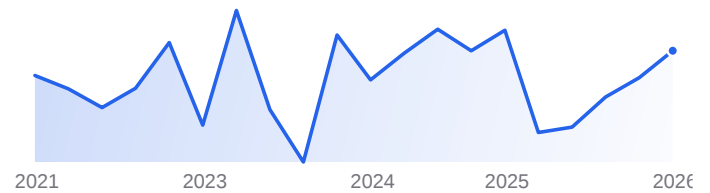
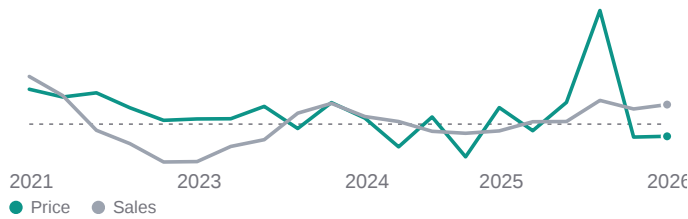


Growth (year over year)

Price -17.8% · Sales +28.6%

Price per square foot

\$189/ft²

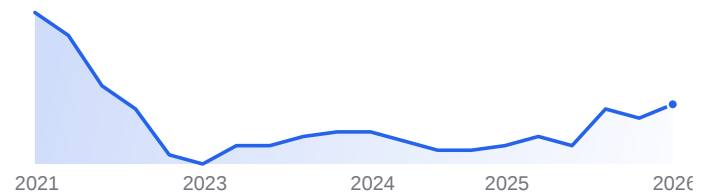


Sale premium vs estimated value

+4.8%

Annual turnover (share of homes sold)

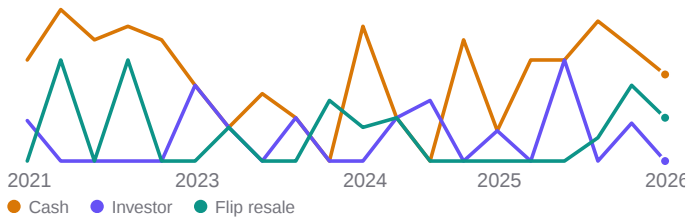
3.2%



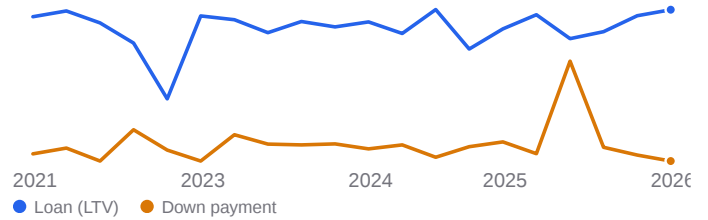
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 0% · Flip resale 14%

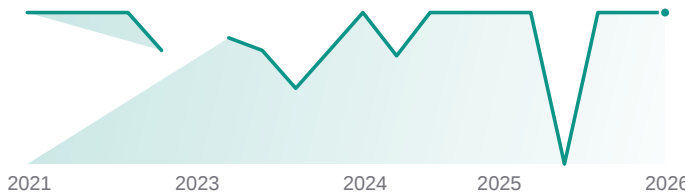


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



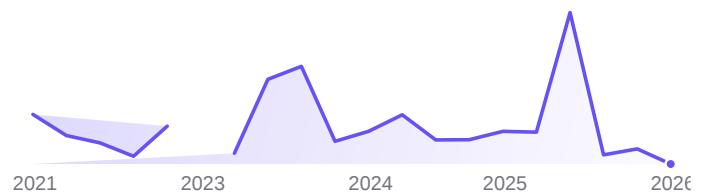
Sellers who sold at a gain

100%



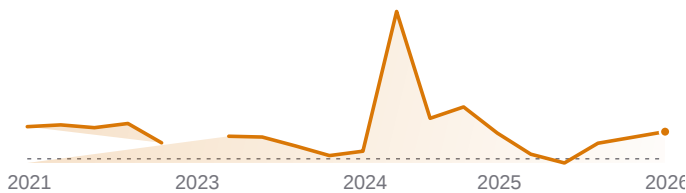
Typical hold before selling

0.5 yrs



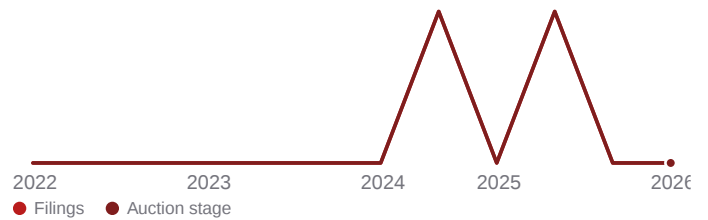
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,141
Median value (AVM)	\$297K
Median size	1,585 ft²
Median bedrooms	3
Median year built	1984
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.7%
Owner occupied	59%
Company owned	15%
Median loan-to-value	48%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	648
Density	199 / mi²
Median household income	\$104K
Average household income	\$142K
Crime index (US avg 100)	41
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	36
Homes occupied	81%
Bachelor's or higher	22%
Poverty rate	6.9%
Unemployment	0.7%
Average temp	58°F
Annual precip	46 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.