

Shipman

Community · VA · Virginia · Nelson County

BUYER'S MARKET

\$147K

MEDIAN SALE PRICE

-36.9%

1-YR CHANGE

32

SALES (12 MO)

\$157K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



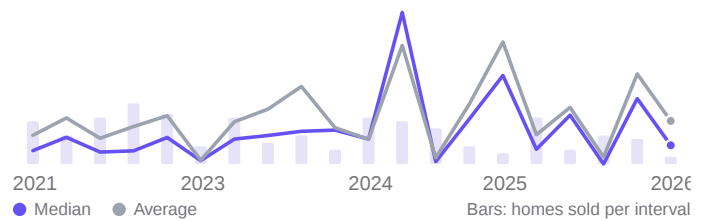
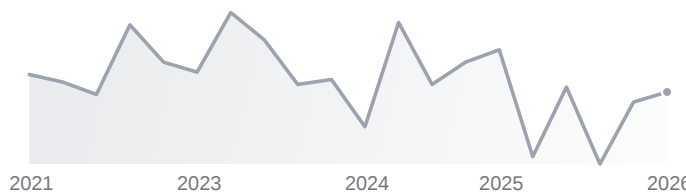
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$100K · Average \$170K

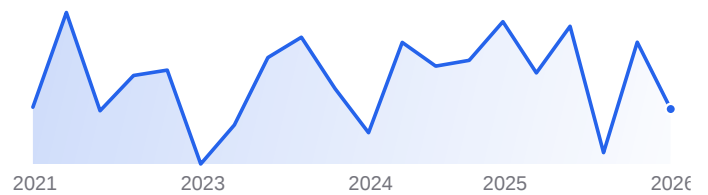
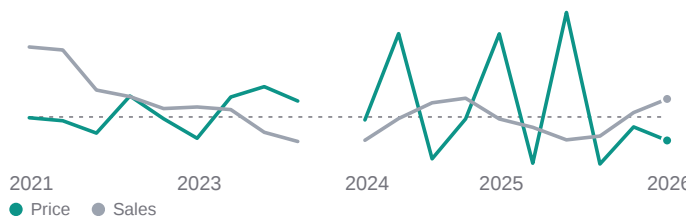


Growth (year over year)

Price -36.9% · Sales +28.0%

Price per square foot

\$93/ft²

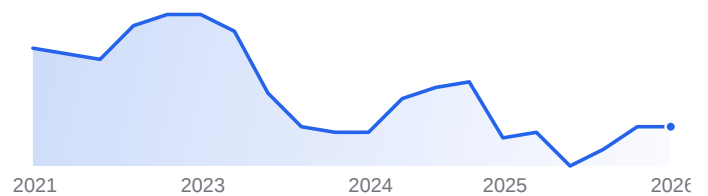


Sale premium vs estimated value

-42.6%

Annual turnover (share of homes sold)

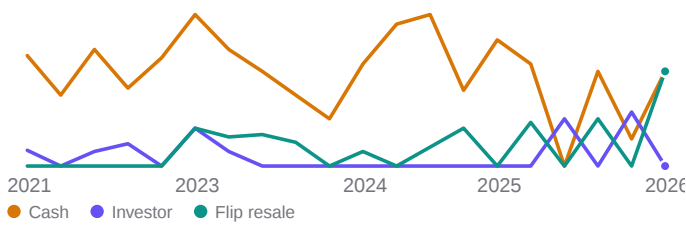
2.4%



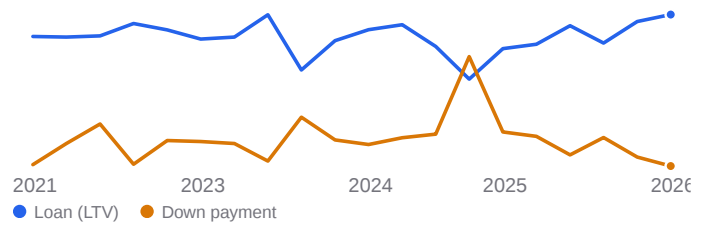
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 50%

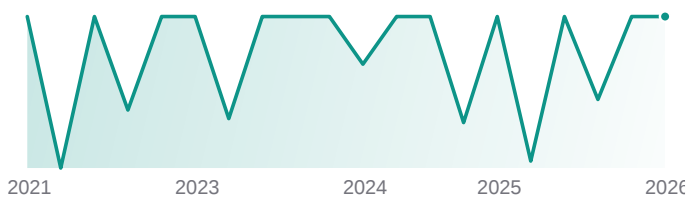


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



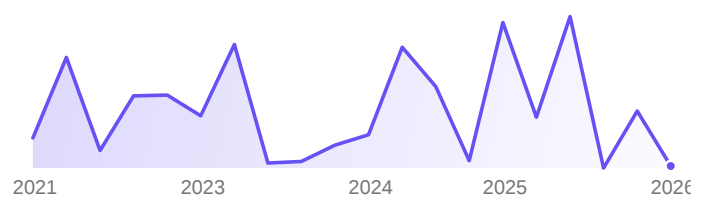
Sellers who sold at a gain

100%



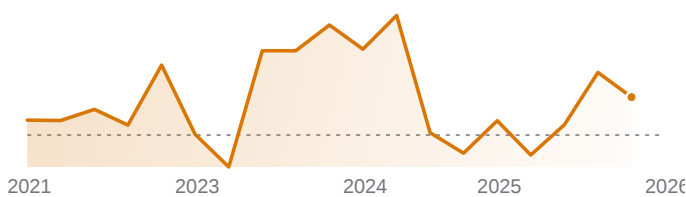
Typical hold before selling

0.6 yrs



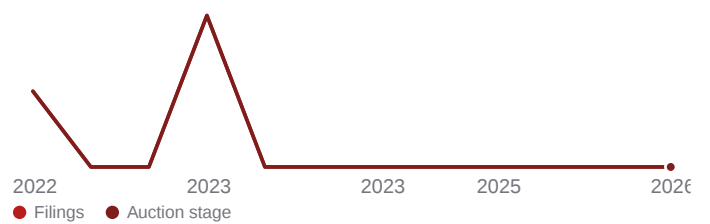
Median annualized return at resale

+11.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,315
Median value (AVM)	\$157K
Median size	1,401 ft²
Median bedrooms	3
Median year built	1982
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.8%
Owner occupied	39%
Company owned	7.1%
Median loan-to-value	16%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	503
Density	187 / mi²
Median household income	\$46K
Average household income	\$53K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	77
Homes occupied	89%
Bachelor's or higher	9%
Poverty rate	8.9%
Unemployment	0.8%
Average temp	56°F
Annual precip	49 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.