

Blue Ridge

Community · VA · Virginia · Botetourt County

BALANCED MARKET

\$296K

MEDIAN SALE PRICE

-7.4%

1-YR CHANGE

89

SALES (12 MO)

\$312K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

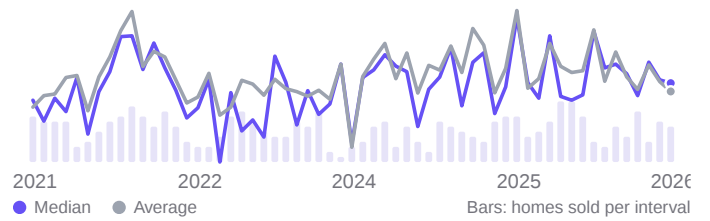
Market temperature (0–100)

58 / 100



Sale prices

Median \$275K · Average \$253K



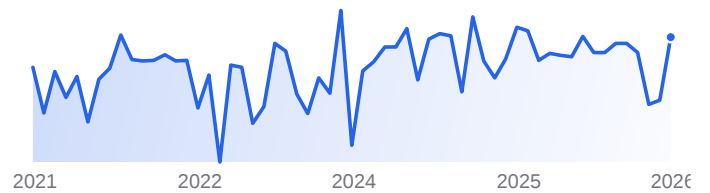
Growth (year over year)

Price -7.4% · Sales +21.9%



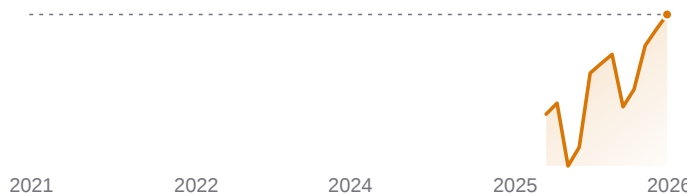
Price per square foot

\$220/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

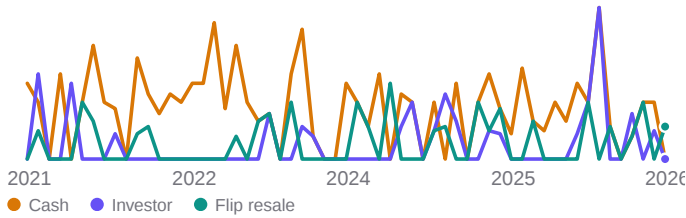
4.1%



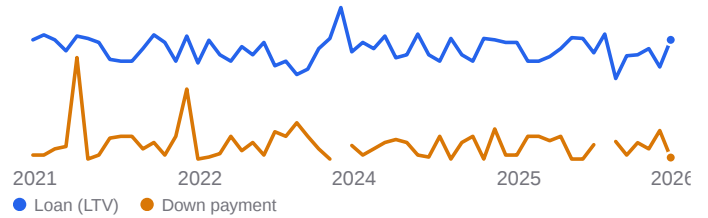
BUYERS & OUTCOMES

Buyer mix

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

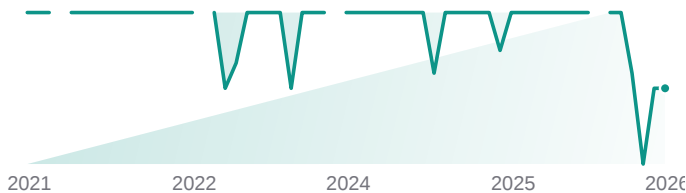


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



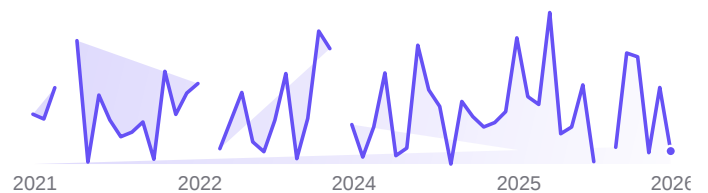
Sellers who sold at a gain

75%



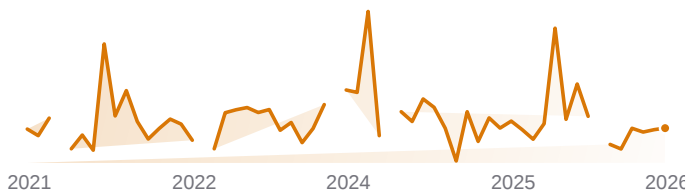
Typical hold before selling

1.0 yrs



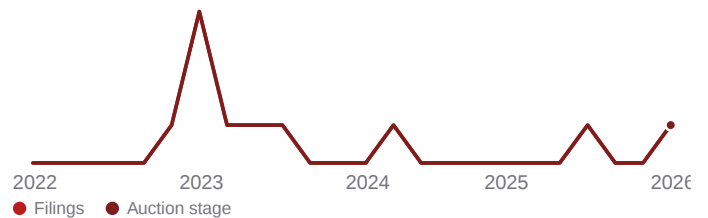
Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,147
Median value (AVM)	\$312K
Median size	1,510 ft²
Median bedrooms	3
Median year built	1982
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	6.8%
Median loan-to-value	50%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	3,216
Density	528 / mi²
Median household income	\$84K
Average household income	\$97K
Crime index (US avg 100)	32
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	62
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	5.7%
Unemployment	0.7%
Average temp	55°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.