

Amelia County, VA

County · VA · Virginia

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-19.9%

1-YR CHANGE

191

SALES (12 MO)

\$208K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



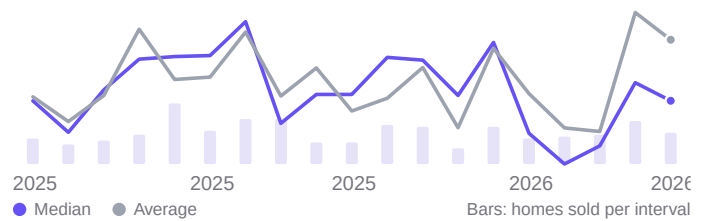
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$300K · Average \$368K

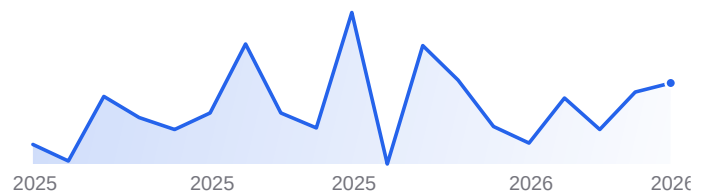


Growth (year over year)

Price -19.9% · Sales +57.9%

Price per square foot

\$208/ft²

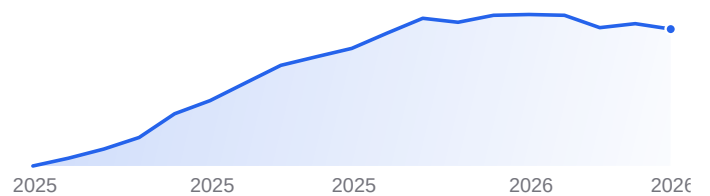
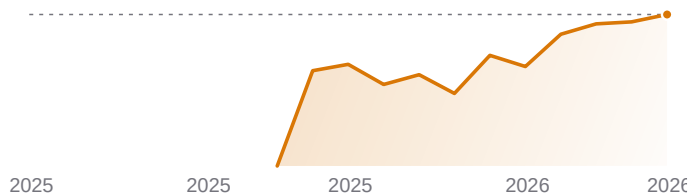


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

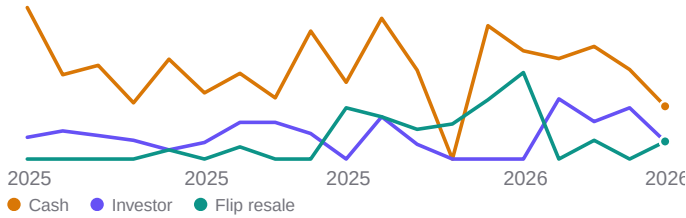
3.6%



BUYERS & OUTCOMES

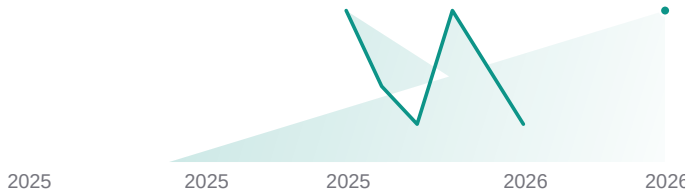
Buyer mix

Cash 19% · Investor 6.3% · Flip resale 6.3%

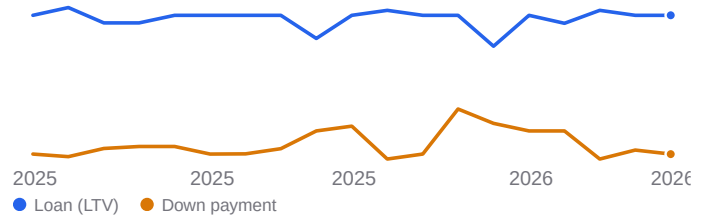


Sellers who sold at a gain

100%

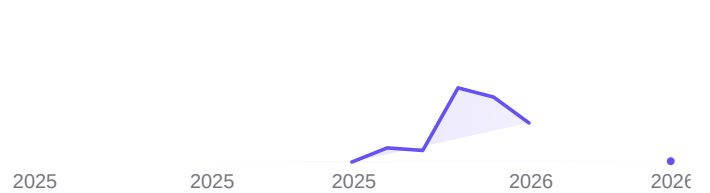


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



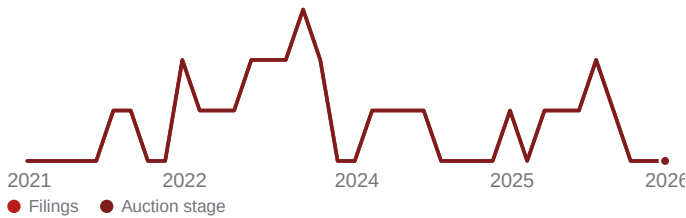
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,289
Median value (AVM)	\$208K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1997
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	6.6%
Owner occupied	72%
Company owned	8.5%
Median loan-to-value	29%
Typical ownership tenure	1.4 yrs

COMMUNITY

Population	13,798
Density	39 / mi²
Median household income	\$72K
Average household income	\$89K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	73
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	10.0%
Unemployment	0.8%
Average temp	57°F
Annual precip	45 in
Sunshine	63%

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.