

Amherst County, VA

County · VA · Virginia

BALANCED MARKET

\$266K

MEDIAN SALE PRICE

+20.6%

1-YR CHANGE

426

SALES (12 MO)

\$243K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

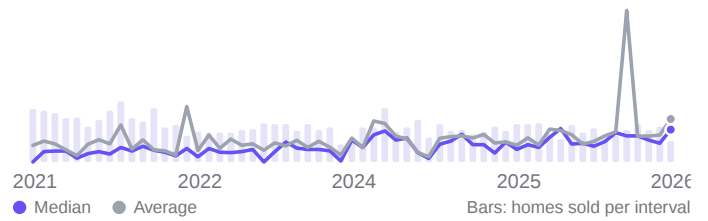
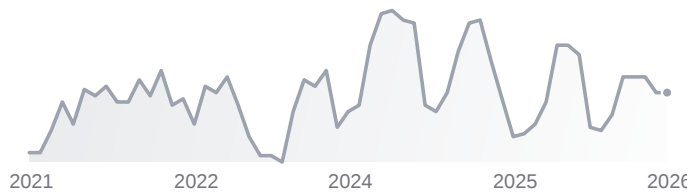
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$305K · Average \$356K

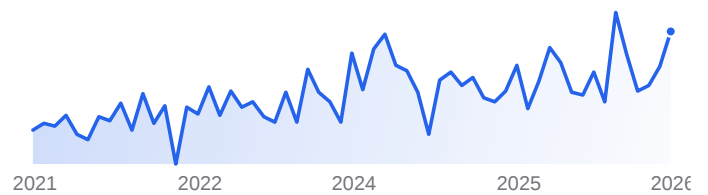
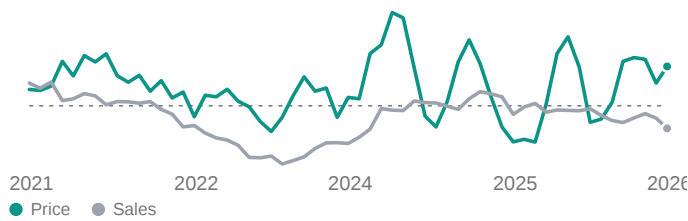


Growth (year over year)

Price +20.6% · Sales -11.8%

Price per square foot

\$216/ft²

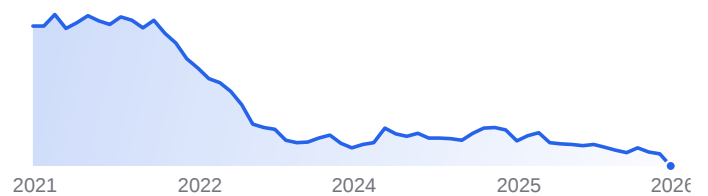
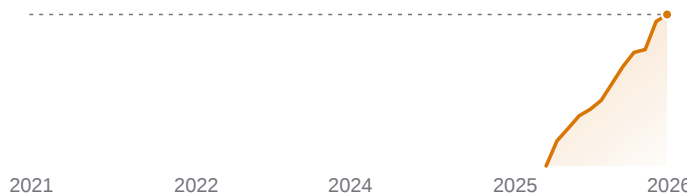


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

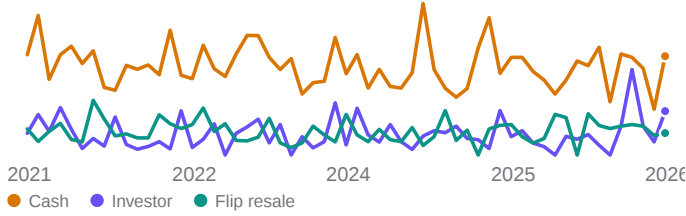
3.1%



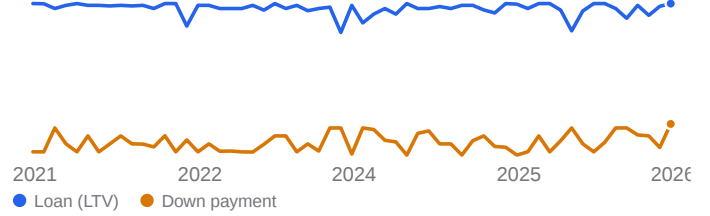
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 16% · Flip resale 8.0%

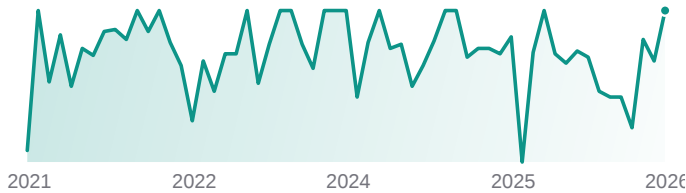


Financing (share of purchase price) Loan (LTV) 98% · Down payment 23%



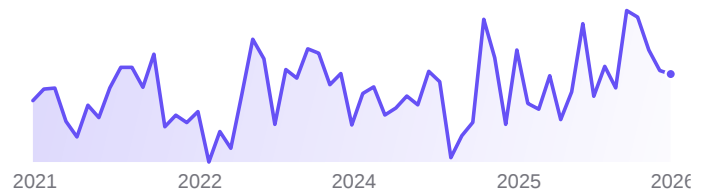
Sellers who sold at a gain

100%



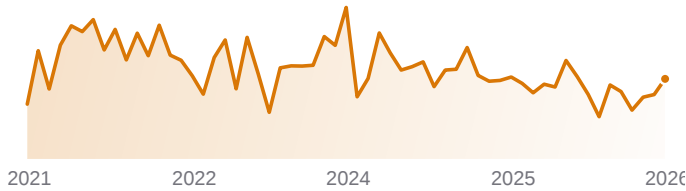
Typical hold before selling

4.1 yrs



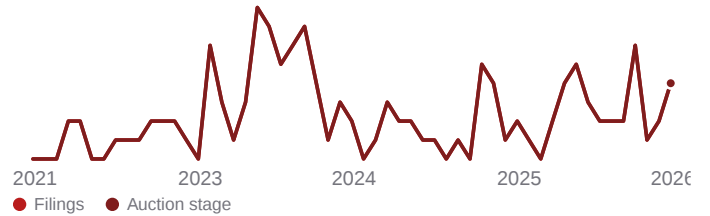
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	13,698
Median value (AVM)	\$243K
Median size	1,362 ft²
Median bedrooms	3
Median year built	1977
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	66%
Company owned	10%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	31,801
Density	67 / mi ²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	64
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	11.3%
Unemployment	0.8%
Average temp	56°F
Annual precip	46 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.