

Bath County, VA

County · VA · Virginia

BALANCED MARKET

\$205K

MEDIAN SALE PRICE

-23.0%

1-YR CHANGE

91

SALES (12 MO)

\$216K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

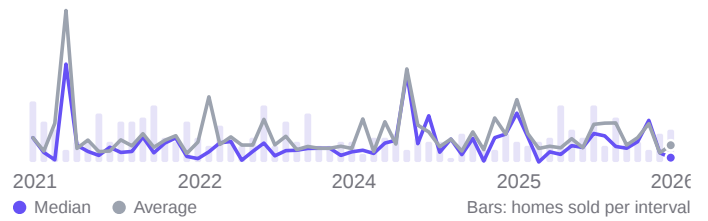
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$69K · Average \$190K

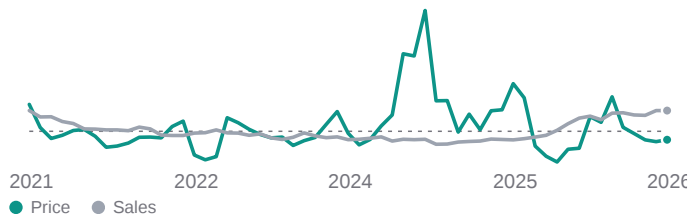


Growth (year over year)

Price -23.0% · Sales +56.9%

Price per square foot

\$143/ft²



Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

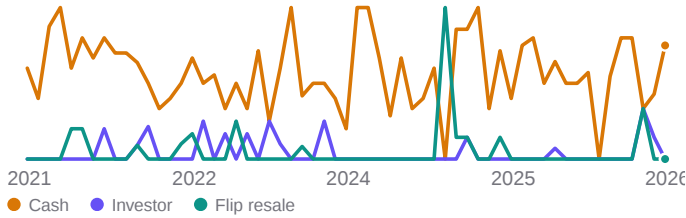
3.2%



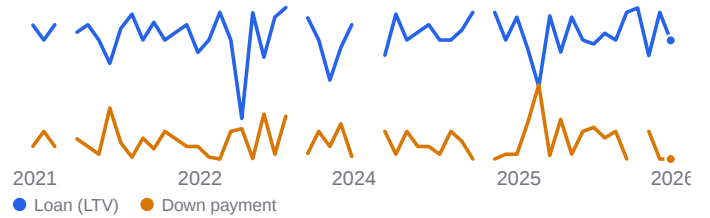
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

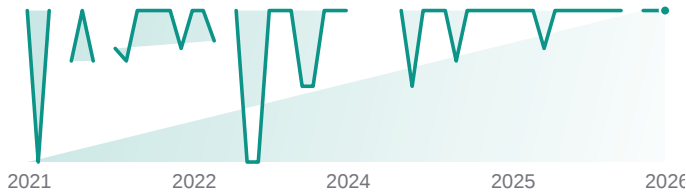


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



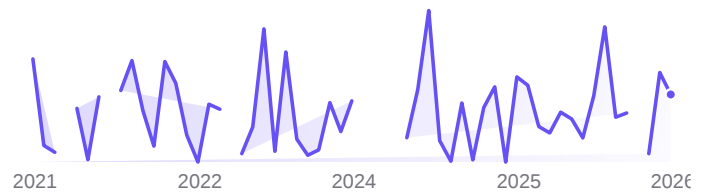
Sellers who sold at a gain

100%



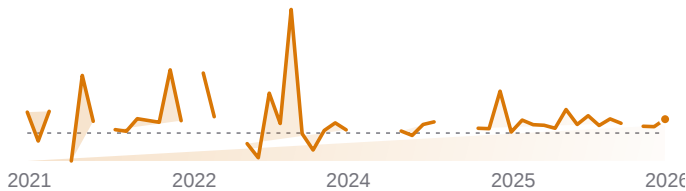
Typical hold before selling

5.4 yrs



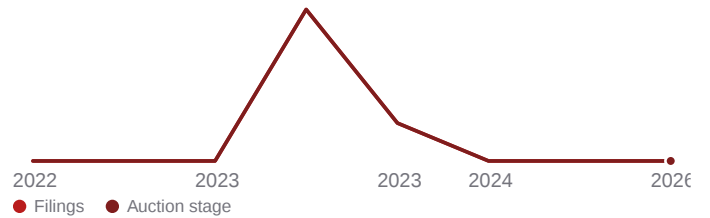
Median annualized return at resale

+9.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,829
Median value (AVM)	\$216K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1973
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.6%
Owner occupied	36%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,090
Density	8 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	46
Homes occupied	60%
Bachelor's or higher	11%
Poverty rate	24.8%
Unemployment	0.7%
Average temp	50°F
Annual precip	43 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.