

# Madison County, VA

County · VA · Virginia

SELLER'S MARKET

**\$403K**

MEDIAN SALE PRICE

**+12.6%**

1-YR CHANGE

**179**

SALES (12 MO)

**\$382K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100



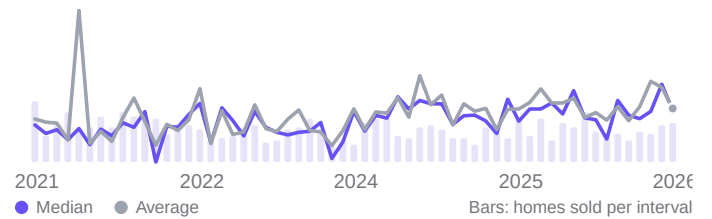
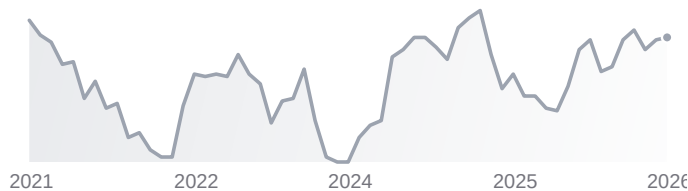
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$369K · Average \$377K

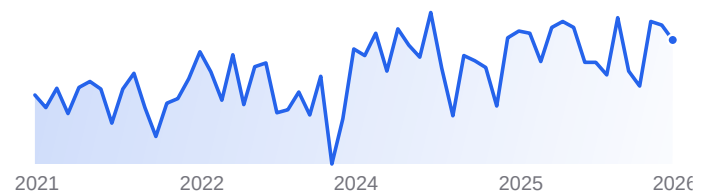
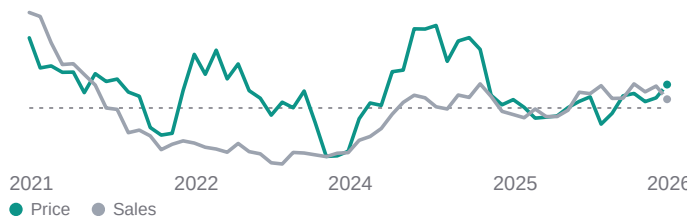


Growth (year over year)

Price +12.6% · Sales +4.7%

Price per square foot

\$268/ft²

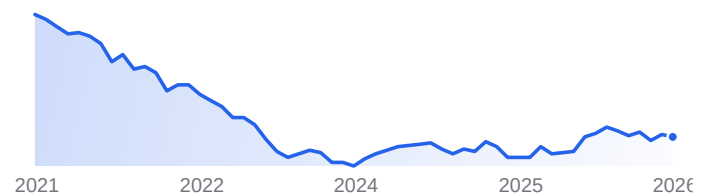
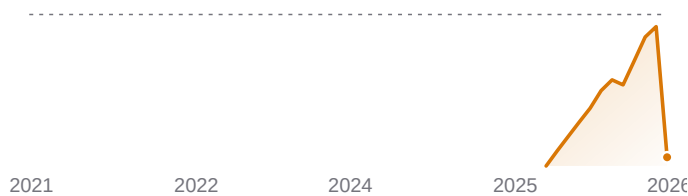


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

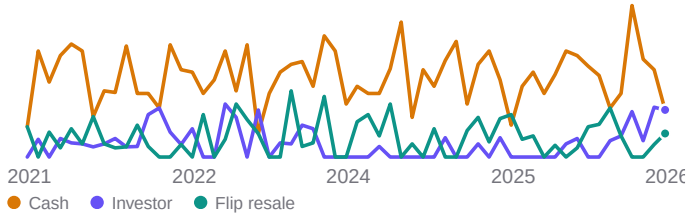
3.5%



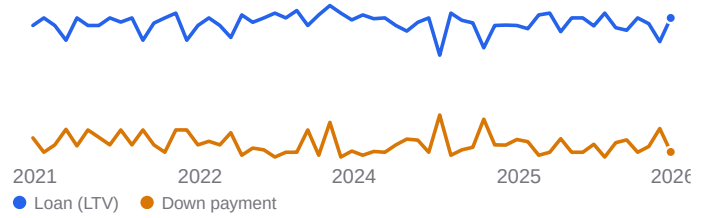
## BUYERS & OUTCOMES

### Buyer mix

Cash 22% · Investor 22% · Flip resale 11%

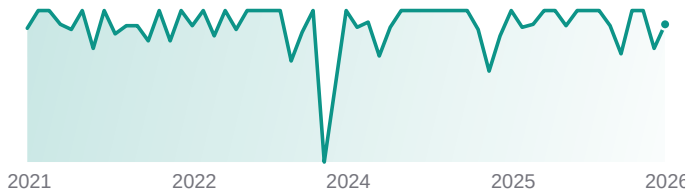


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.2%



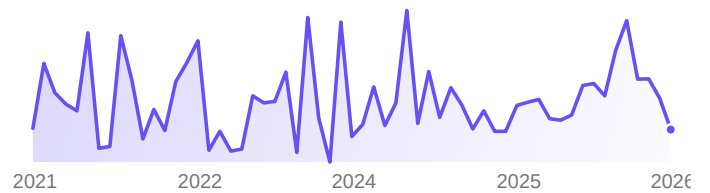
### Sellers who sold at a gain

91%



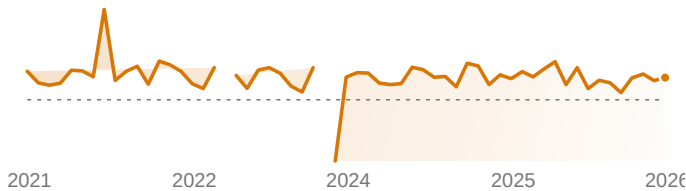
### Typical hold before selling

2.2 yrs



### Median annualized return at resale

+7.4%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,114     |
| Median value (AVM) | \$382K    |
| Median size        | 1,456 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 95%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 59%     |
| Underwater (LTV 125% or more) | 1.8%    |
| Owner occupied                | 73%     |
| Company owned                 | 8.6%    |
| Median loan-to-value          | 42%     |
| Typical ownership tenure      | 9.5 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 14,364   |
| Density                          | 45 / mi² |
| Median household income          | \$78K    |
| Average household income         | \$96K    |
| Crime index (US avg 100)         | 92       |
| Air pollution index (US avg 100) | 83       |
| Earthquake index (US avg 100)    | 57       |
| Homes occupied                   | 90%      |
| Bachelor's or higher             | 12%      |
| Poverty rate                     | 7.2%     |
| Unemployment                     | 0.8%     |
| Average temp                     | 55°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.