

Northampton County, VA

County · VA · Virginia

BALANCED MARKET

\$341K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

200

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

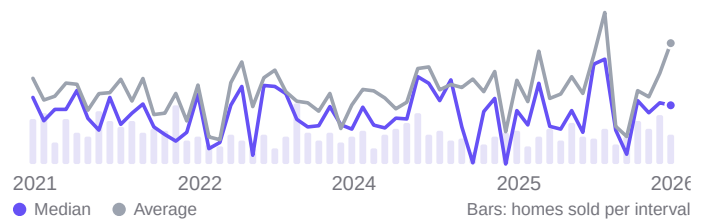
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$349K · Average \$634K

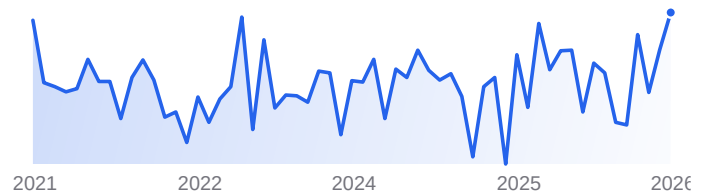
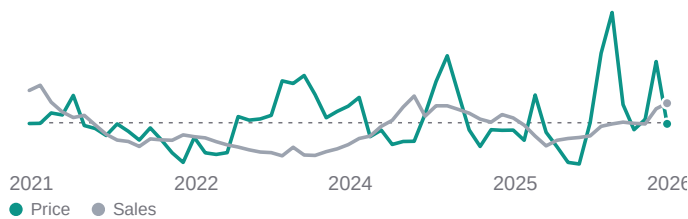


Growth (year over year)

Price -1.0% · Sales +18.3%

Price per square foot

\$287/ft²

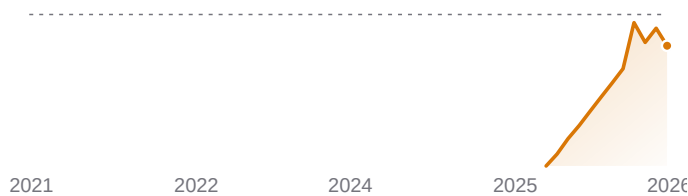


Sale premium vs estimated value

-2.8%

Annual turnover (share of homes sold)

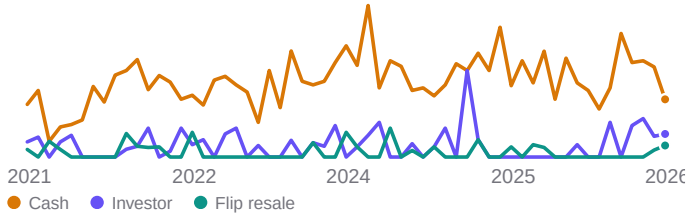
3.2%



BUYERS & OUTCOMES

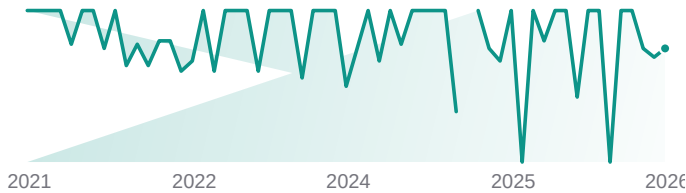
Buyer mix

Cash 33% · Investor 13% · Flip resale 6.7%



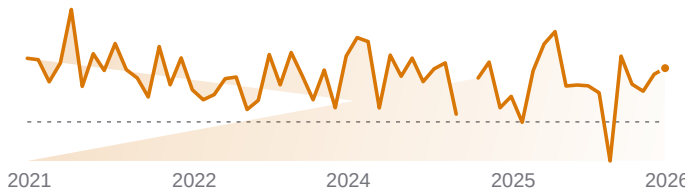
Sellers who sold at a gain

88%

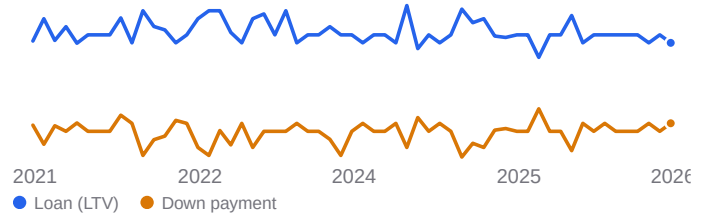


Median annualized return at resale

+9.4%

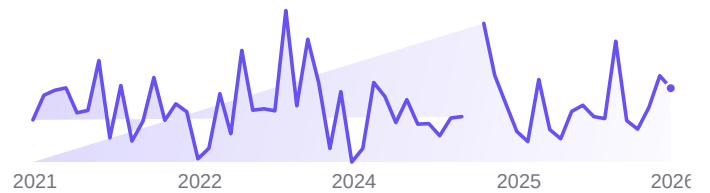


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,245
Median value (AVM)	\$279K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1972
Single family	82%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.0%
Owner occupied	43%
Company owned	14%
Median loan-to-value	34%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	12,067
Density	57 / mi²
Median household income	\$62K
Average household income	\$86K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	20
Homes occupied	74%
Bachelor's or higher	19%
Poverty rate	15.7%
Unemployment	0.8%
Average temp	59°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.