

Orange County, VA

County · VA · Virginia

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

-4.8%

1-YR CHANGE

706

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



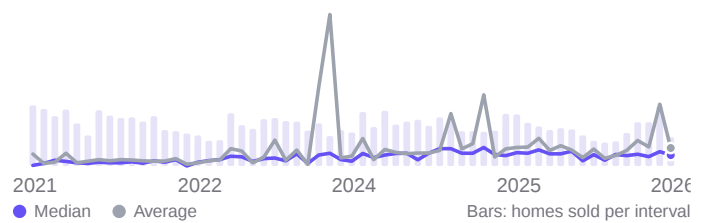
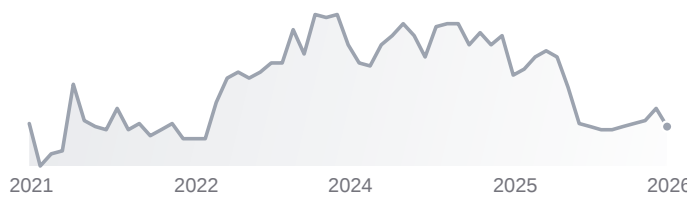
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$385K · Average \$440K

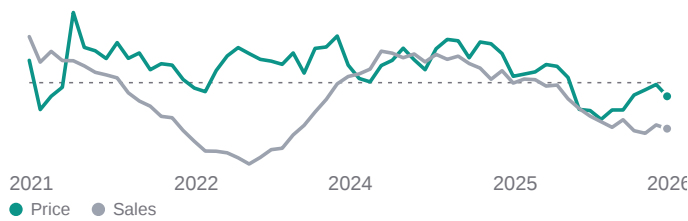


Growth (year over year)

Price -4.8% · Sales -16.4%

Price per square foot

\$168/ft²

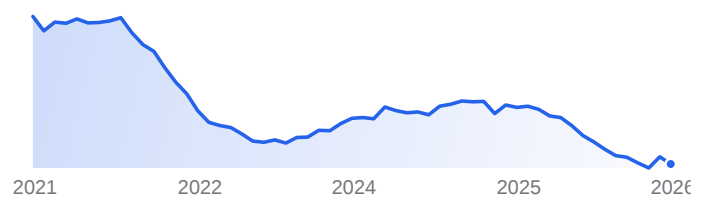
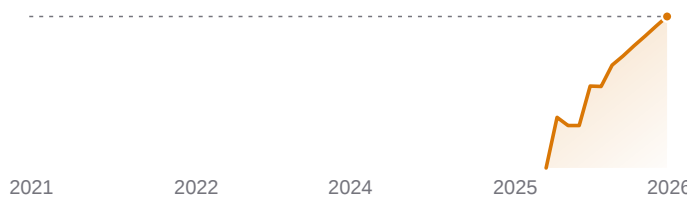


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

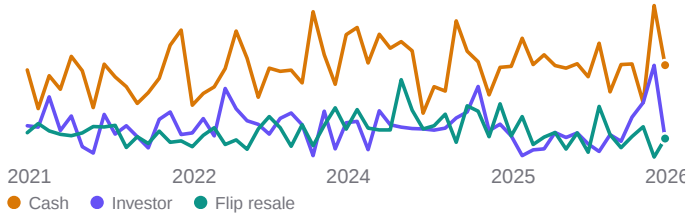
4.4%



BUYERS & OUTCOMES

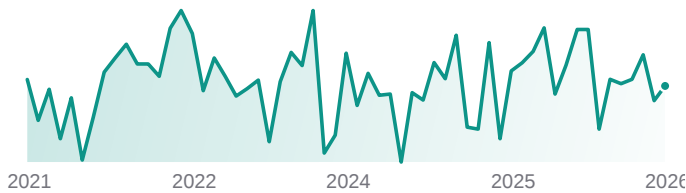
Buyer mix

Cash 27% · Investor 6.3% · Flip resale 6.3%



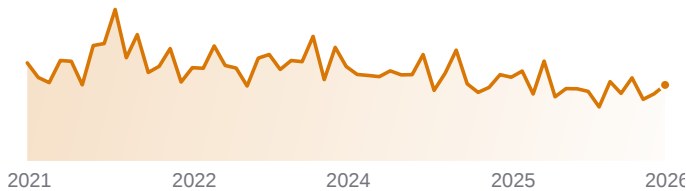
Sellers who sold at a gain

88%

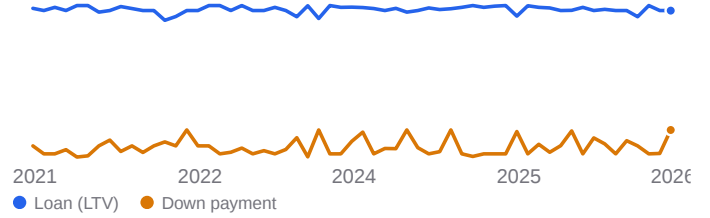


Median annualized return at resale

+5.9%

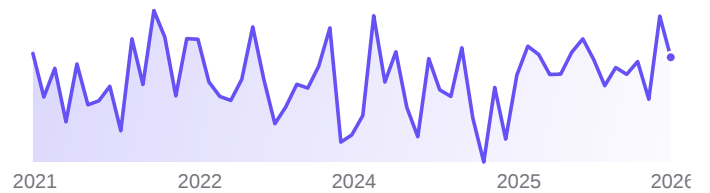


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	15,964
Median value (AVM)	\$398K
Median size	2,170 ft²
Median bedrooms	3
Median year built	1993
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.1%
Owner occupied	78%
Company owned	9.2%
Median loan-to-value	51%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	39,384
Density	116 / mi²
Median household income	\$93K
Average household income	\$110K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	59
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	13.7%
Unemployment	0.9%
Average temp	55°F
Annual precip	44 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.