

Rappahannock County, VA

County · VA · Virginia

BALANCED MARKET

\$570K

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

107

SALES (12 MO)

\$617K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



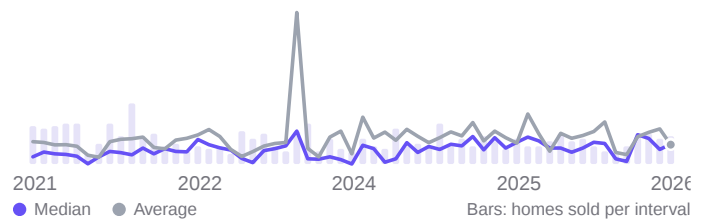
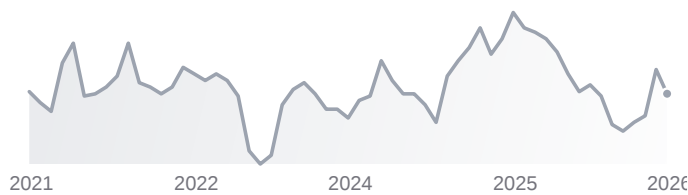
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$570K · Average \$560K

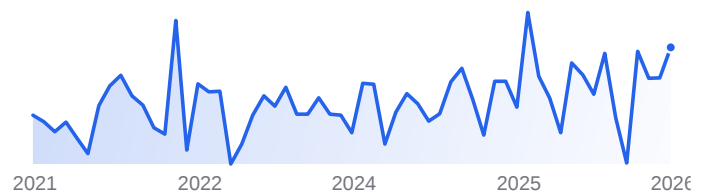
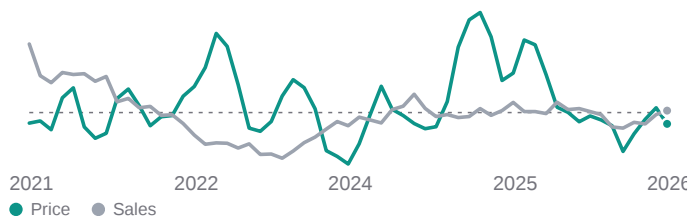


Growth (year over year)

Price -10.7% · Sales +1.9%

Price per square foot

\$409/ft²

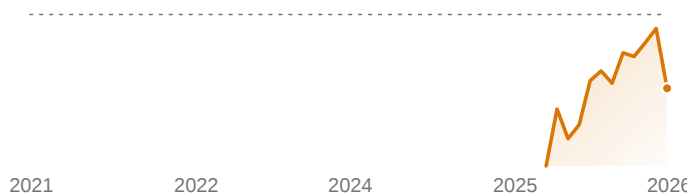


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

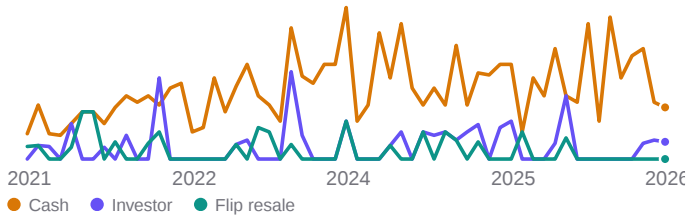
2.8%



BUYERS & OUTCOMES

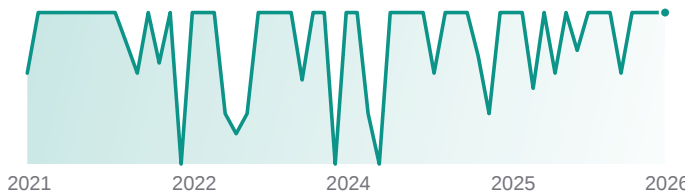
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%



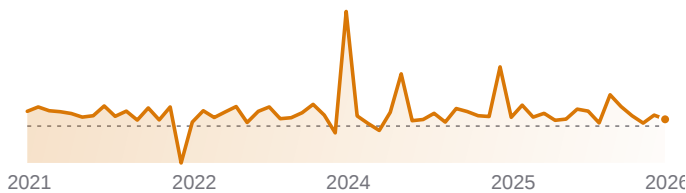
Sellers who sold at a gain

100%

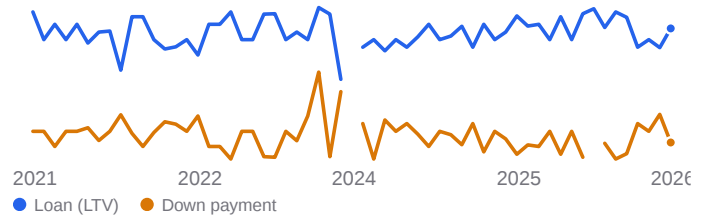


Median annualized return at resale

+3.4%

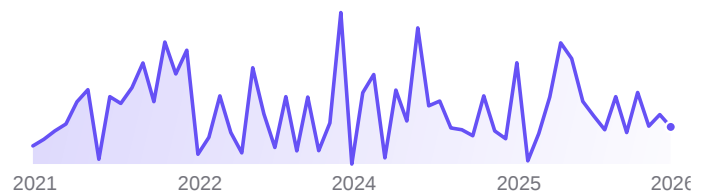


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,762
Median value (AVM)	\$617K
Median size	1,679 ft²
Median bedrooms	3
Median year built	1979
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	62%
Company owned	19%
Median loan-to-value	37%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	7,523
Density	28 / mi²
Median household income	\$100K
Average household income	\$132K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	46
Homes occupied	85%
Bachelor's or higher	21%
Poverty rate	9.1%
Unemployment	0.7%
Average temp	54°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.