

Richmond County, VA

County · VA · Virginia

BUYER'S MARKET

\$258K

MEDIAN SALE PRICE

-8.8%

1-YR CHANGE

106

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



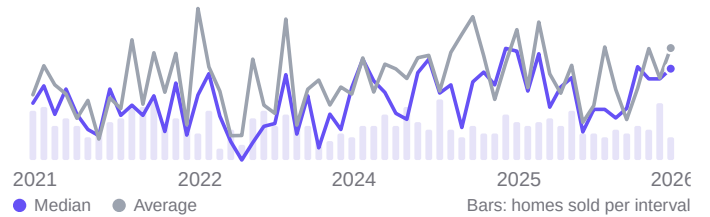
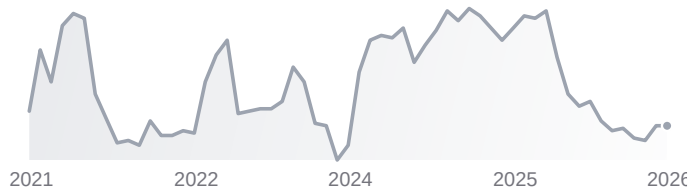
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

26 / 100

Sale prices

Median \$275K · Average \$326K

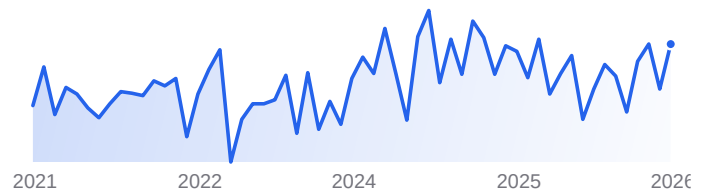
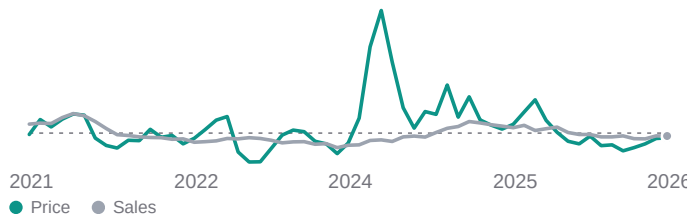


Growth (year over year)

Price -8.8% · Sales -5.4%

Price per square foot

\$183/ft²

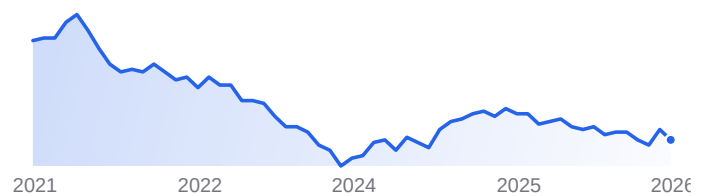


Sale premium vs estimated value

+19.1%

Annual turnover (share of homes sold)

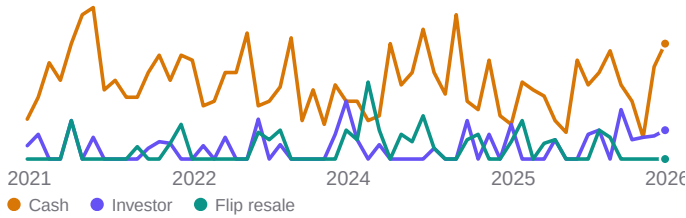
2.7%



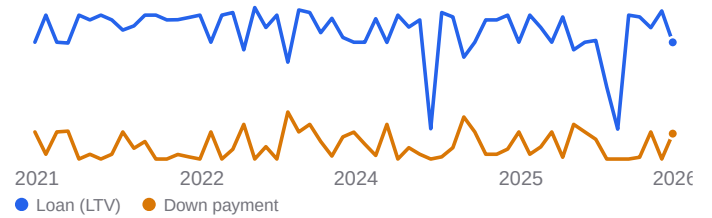
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 17% · Flip resale 0%

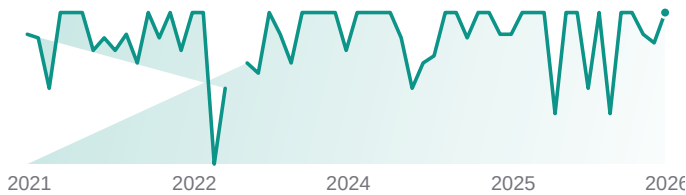


Financing (share of purchase price) Loan (LTV) 80% · Down payment 19%



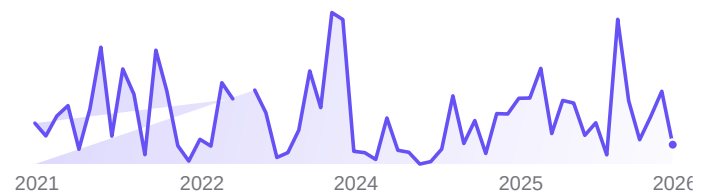
Sellers who sold at a gain

100%



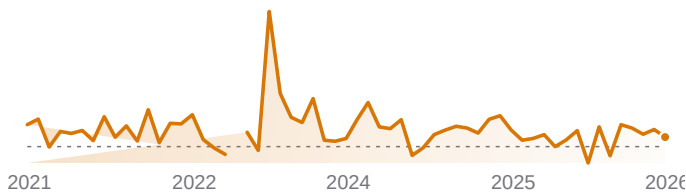
Typical hold before selling

2.2 yrs



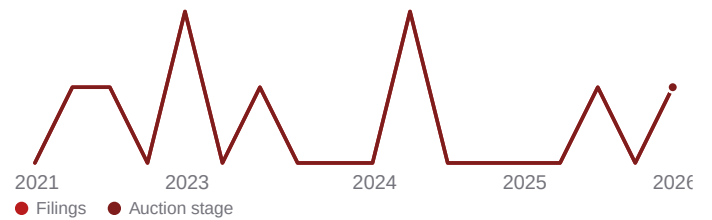
Median annualized return at resale

+3.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,864
Median value (AVM)	\$212K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1979
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.5%
Owner occupied	58%
Company owned	6.9%
Median loan-to-value	37%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	9,287
Density	49 / mi²
Median household income	\$68K
Average household income	\$82K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	33
Homes occupied	85%
Bachelor's or higher	12%
Poverty rate	5.7%
Unemployment	0.9%
Average temp	57°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.