

Russell County, VA

County · VA · Virginia

BALANCED MARKET

\$159K

MEDIAN SALE PRICE

+19.3%

1-YR CHANGE

201

SALES (12 MO)

\$147K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



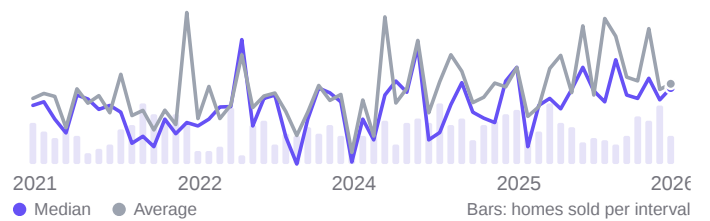
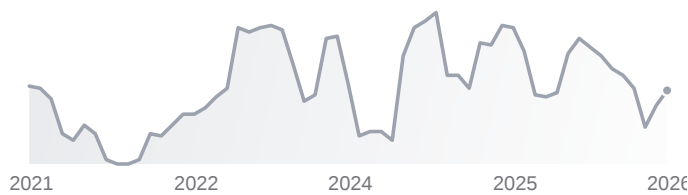
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$160K · Average \$166K

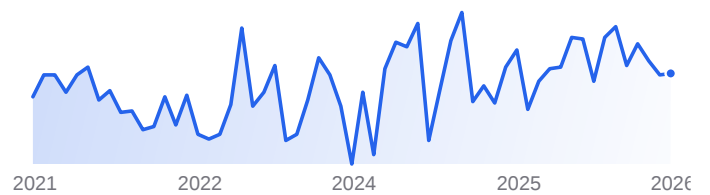
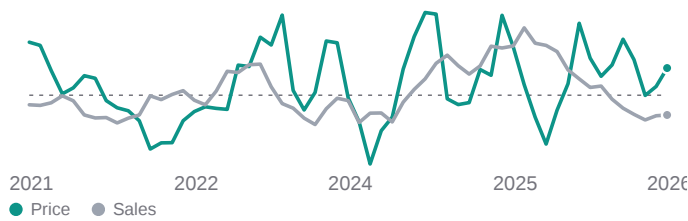


Growth (year over year)

Price +19.3% · Sales -14.1%

Price per square foot

\$101/ft²

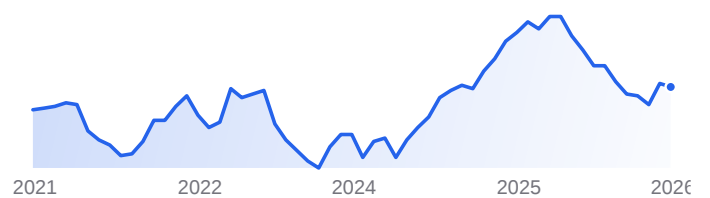
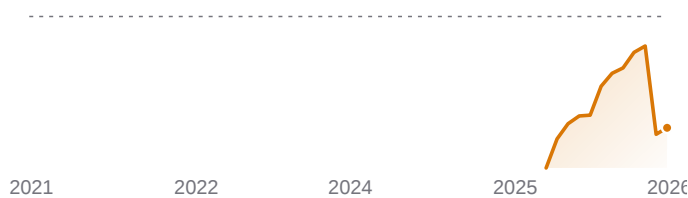


Sale premium vs estimated value

-4.8%

Annual turnover (share of homes sold)

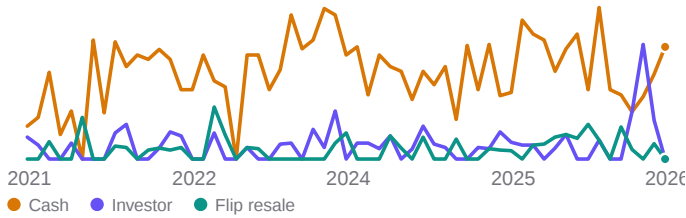
2.2%



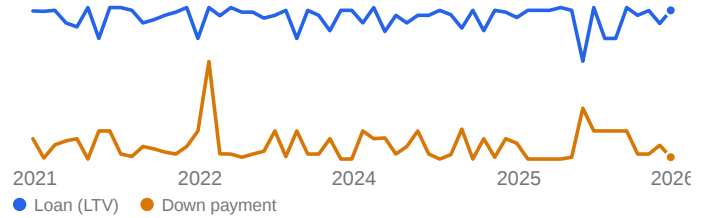
BUYERS & OUTCOMES

Buyer mix

Cash 54% · Investor 0% · Flip resale 0%

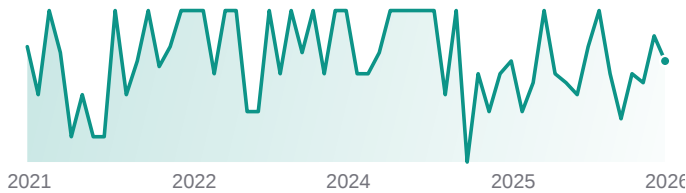


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



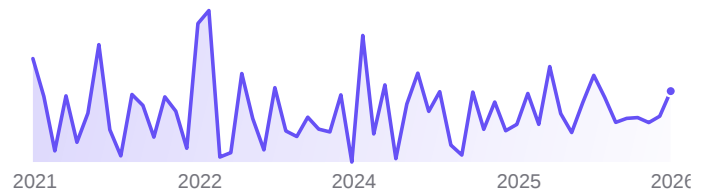
Sellers who sold at a gain

80%



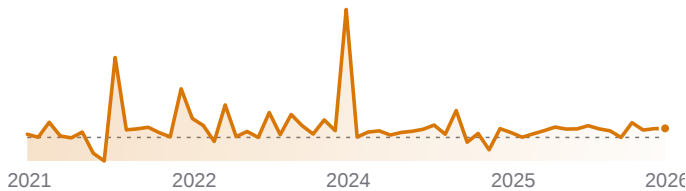
Typical hold before selling

5.7 yrs



Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	9,265
Median value (AVM)	\$147K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1975
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.9%
Owner occupied	49%
Company owned	5.0%
Median loan-to-value	24%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	25,570
Density	54 / mi²
Median household income	\$46K
Average household income	\$64K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	99
Homes occupied	88%
Bachelor's or higher	8%
Poverty rate	20.0%
Unemployment	0.9%
Average temp	53°F
Annual precip	45 in
Sunshine	59%

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.