

Shenandoah County, VA

County · VA · Virginia

BALANCED MARKET

\$328K

MEDIAN SALE PRICE

+1.8%

1-YR CHANGE

821

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



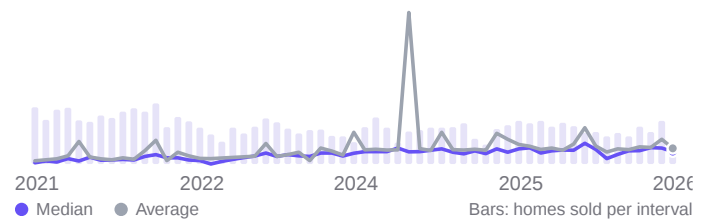
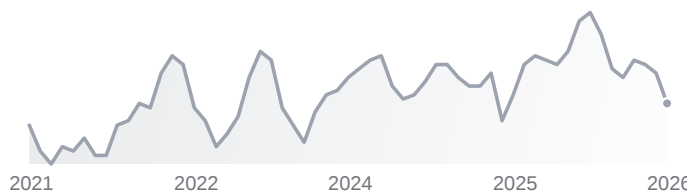
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$310K · Average \$333K

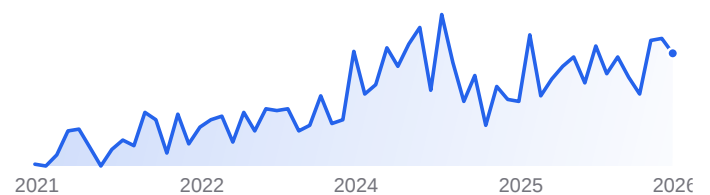
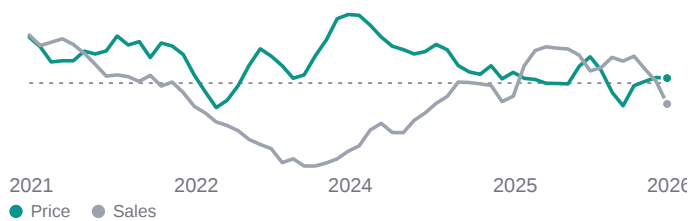


Growth (year over year)

Price +1.8% · Sales -7.3%

Price per square foot

\$230/ft²

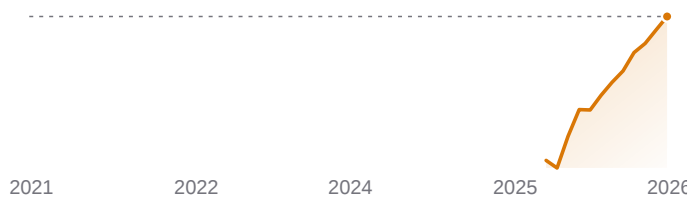


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

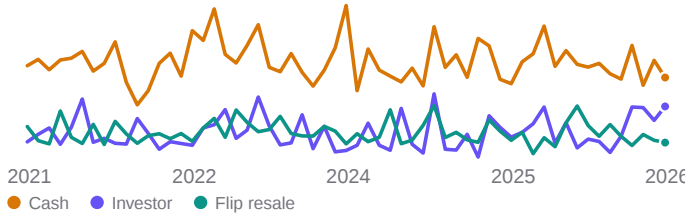
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 17% · Flip resale 4.9%



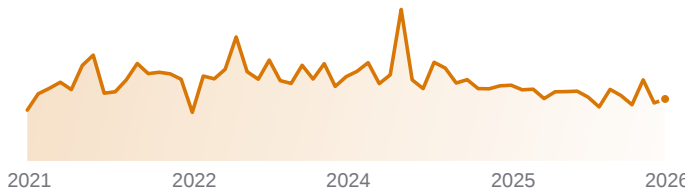
Sellers who sold at a gain

96%

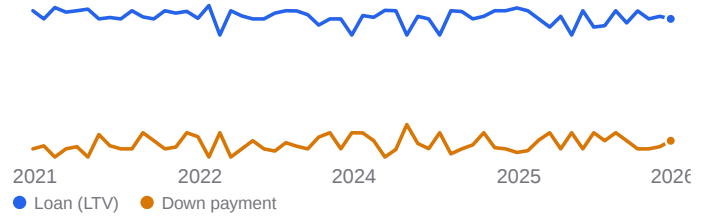


Median annualized return at resale

+6.3%

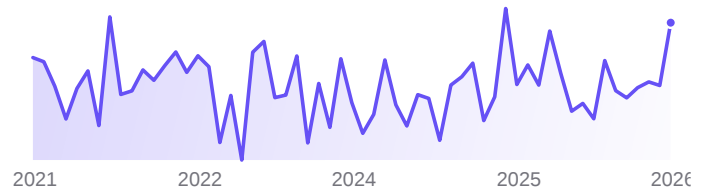


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	21,115
Median value (AVM)	\$318K
Median size	1,475 ft²
Median bedrooms	3
Median year built	1981
Single family	83%
Condos	9.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.7%
Owner occupied	60%
Company owned	13%
Median loan-to-value	43%

Typical ownership tenure

18.3 yrs

COMMUNITY

Population	45,761
Density	90 / mi²
Median household income	\$65K
Average household income	\$85K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	44
Homes occupied	86%
Bachelor's or higher	12%
Poverty rate	14.8%
Unemployment	0.8%
Average temp	53°F
Annual precip	38 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.