

Smyth County, VA

County · VA · Virginia

SELLER'S MARKET

\$158K

MEDIAN SALE PRICE

+8.8%

1-YR CHANGE

398

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

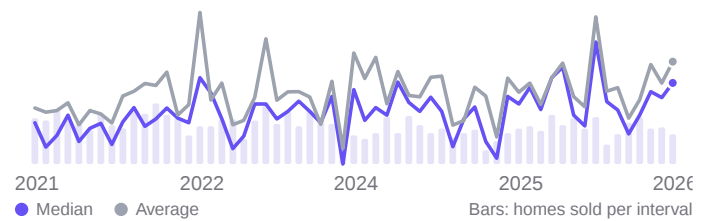
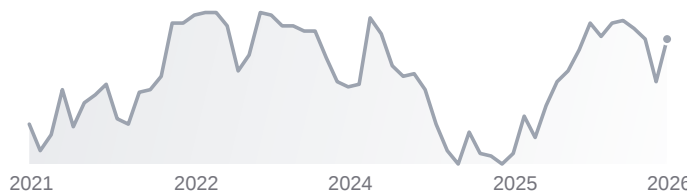
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$168K · Average \$196K

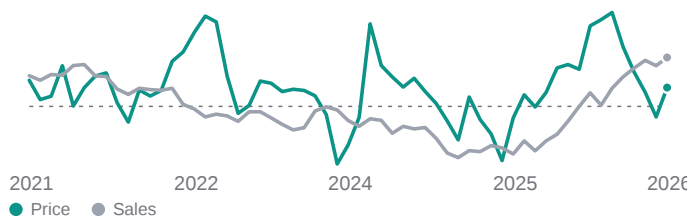


Growth (year over year)

Price +8.8% · Sales +22.8%

Price per square foot

\$119/ft²

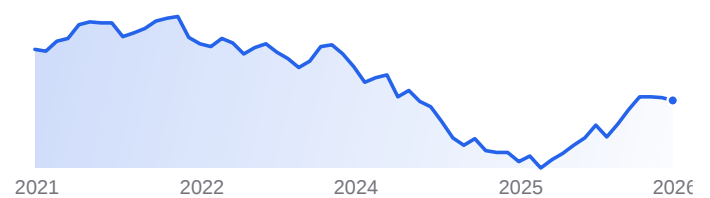
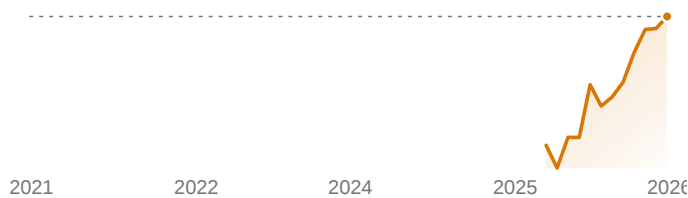


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

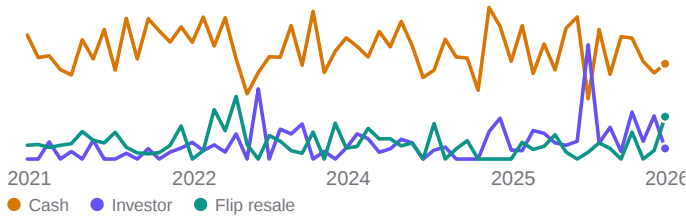
3.3%



BUYERS & OUTCOMES

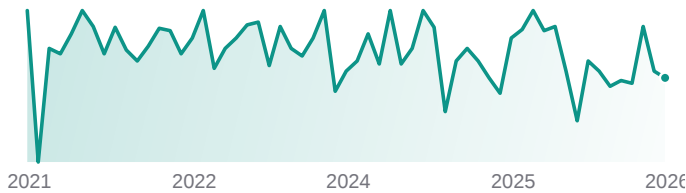
Buyer mix

Cash 35% · Investor 3.8% · Flip resale 15%



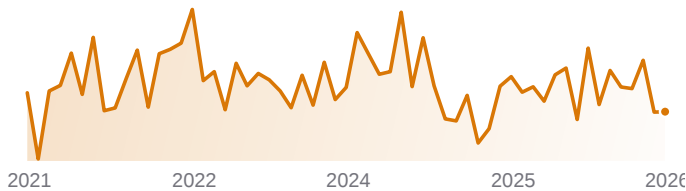
Sellers who sold at a gain

78%

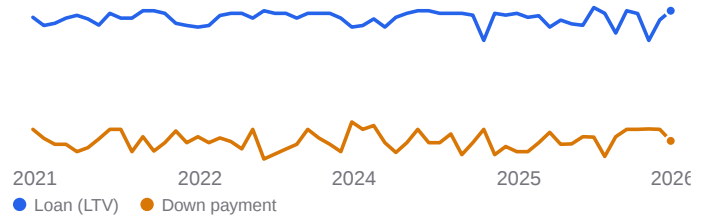


Median annualized return at resale

+4.7%

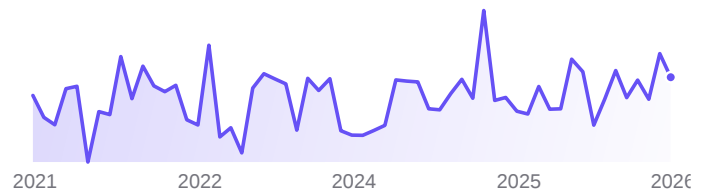


Financing (share of purchase price) Loan (LTV) 100% · Down payment 12%



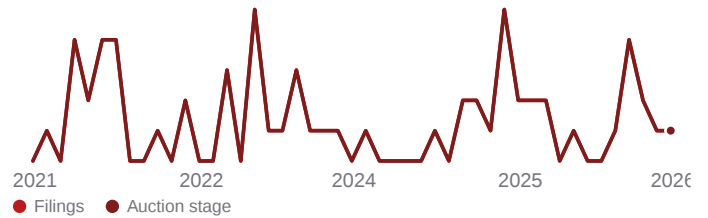
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,215
Median value (AVM)	\$142K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1968
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.8%
Owner occupied	66%
Company owned	5.6%
Median loan-to-value	28%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	29,314
Density	65 / mi²
Median household income	\$46K
Average household income	\$64K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	100
Homes occupied	85%
Bachelor's or higher	12%
Poverty rate	16.9%
Unemployment	0.8%
Average temp	52°F
Annual precip	46 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.