

Southampton County, VA

County · VA · Virginia

BALANCED MARKET

\$242K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

228

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



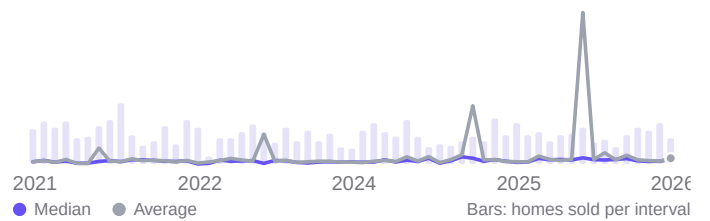
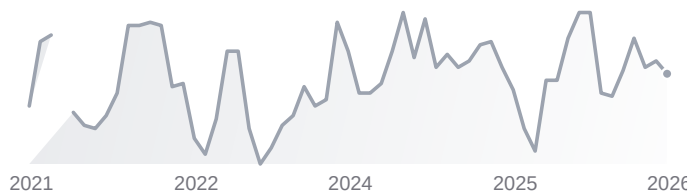
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$290K · Average \$331K

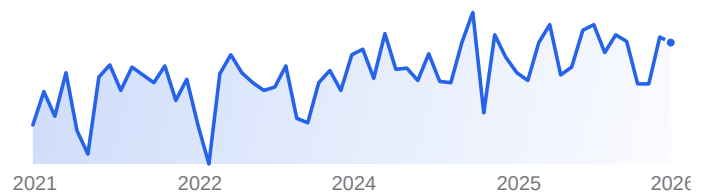
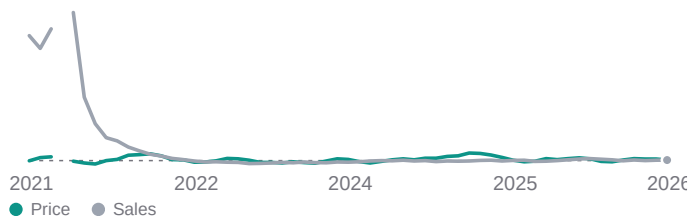


Growth (year over year)

Price +4.8% · Sales +4.6%

Price per square foot

\$172/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

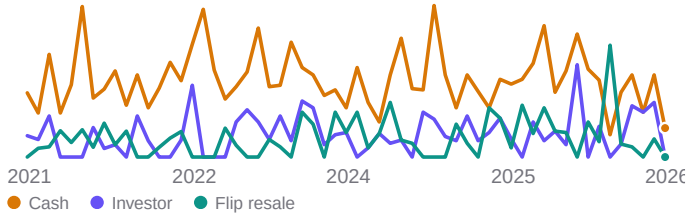
3.1%



BUYERS & OUTCOMES

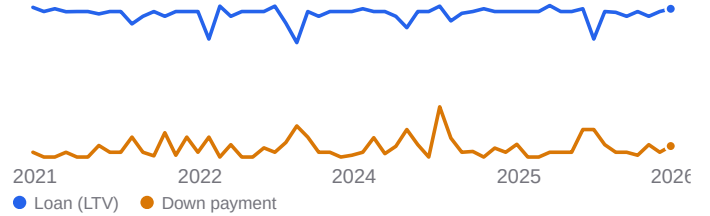
Buyer mix

Cash 12% · Investor 0% · Flip resale 0%



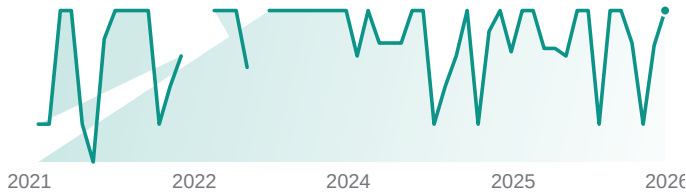
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 9.1%



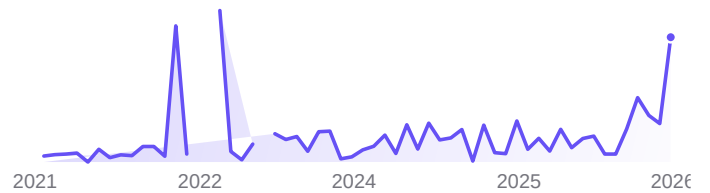
Sellers who sold at a gain

100%



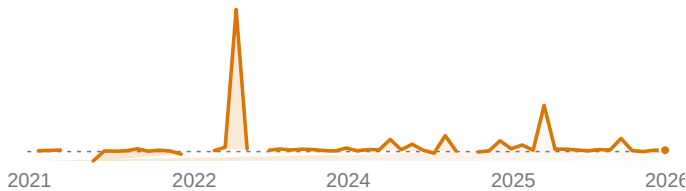
Typical hold before selling

9.2 yrs



Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,381
Median value (AVM)	\$227K
Median size	1,646 ft²
Median bedrooms	3
Median year built	1976
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.2%
Owner occupied	62%
Company owned	11%
Median loan-to-value	38%
Typical ownership tenure	20.9 yrs

COMMUNITY

Population	18,058
Density	30 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	31
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	9.9%
Unemployment	0.7%
Average temp	59°F
Annual precip	47 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.