

Warren County, VA

County · VA · Virginia

BALANCED MARKET

\$393K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

742

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

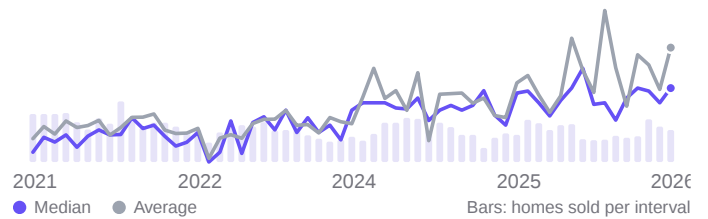
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$405K · Average \$487K

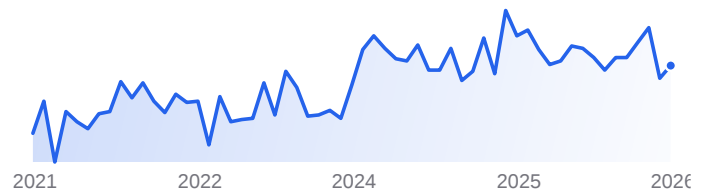
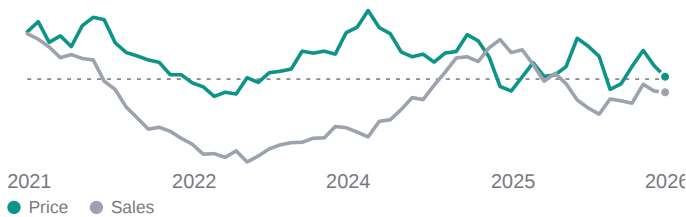


Growth (year over year)

Price +0.9% · Sales -4.9%

Price per square foot

\$264/ft²

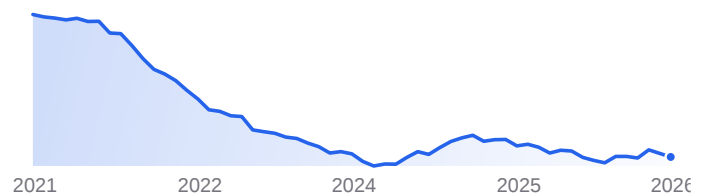
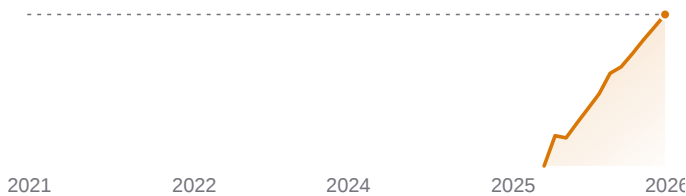


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

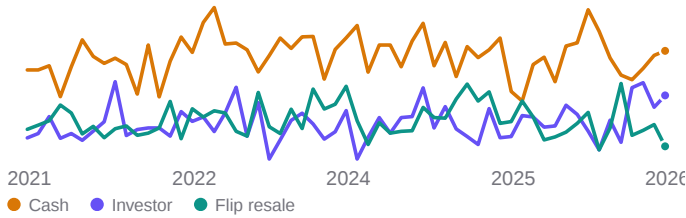
4.5%



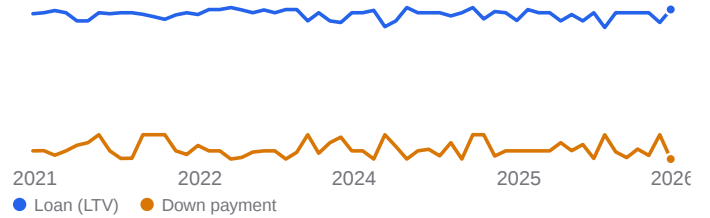
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 15% · Flip resale 3.0%

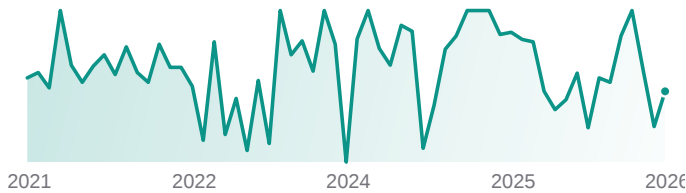


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



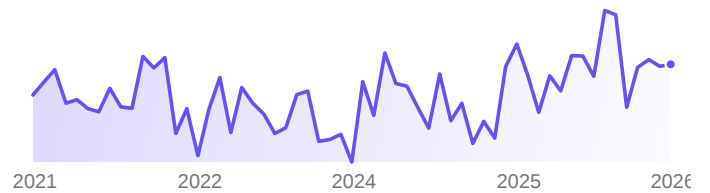
Sellers who sold at a gain

91%



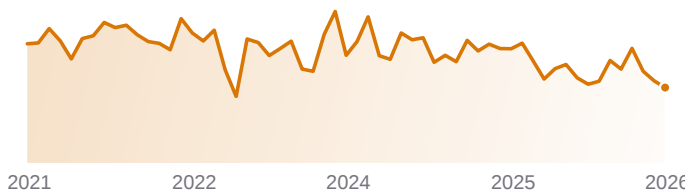
Typical hold before selling

5.0 yrs



Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	16,503
Median value (AVM)	\$381K
Median size	1,414 ft²
Median bedrooms	3
Median year built	1987
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	10%
Median loan-to-value	49%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	42,731
Density	199 / mi²
Median household income	\$79K
Average household income	\$101K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	40
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	12.5%
Unemployment	1.0%
Average temp	54°F
Annual precip	40 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.