

Washington County, VA

County · VA · Virginia

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

789

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



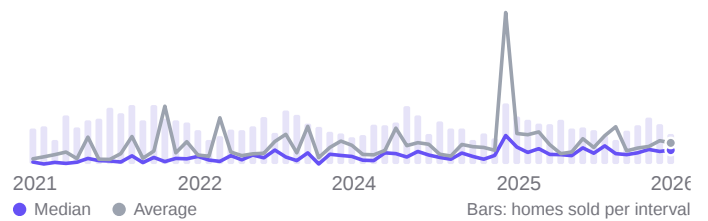
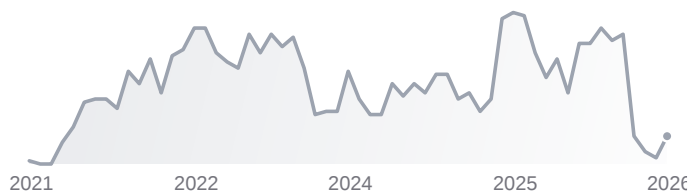
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$270K · Average \$322K

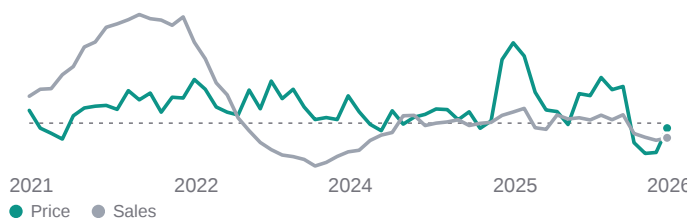


Growth (year over year)

Price -2.5% · Sales -7.4%

Price per square foot

\$187/ft²

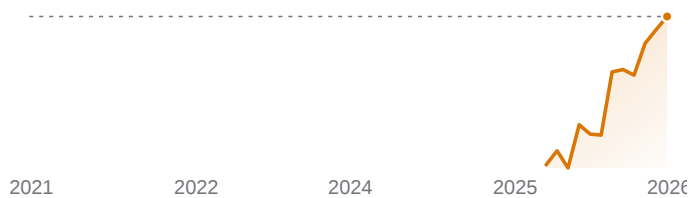


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

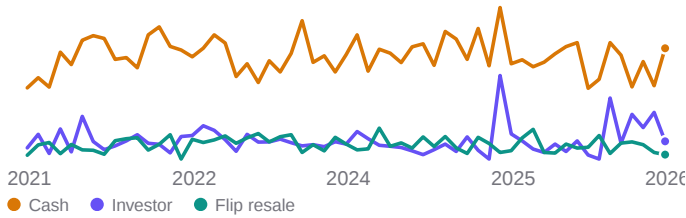
3.0%



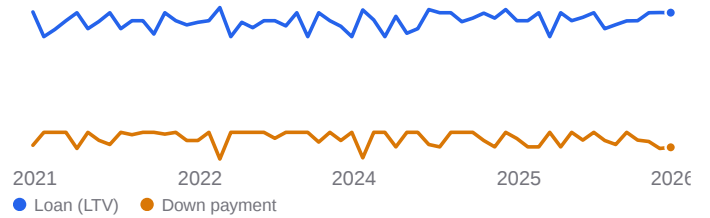
BUYERS & OUTCOMES

Buyer mix

Cash 45% · Investor 7.3% · Flip resale 1.8%

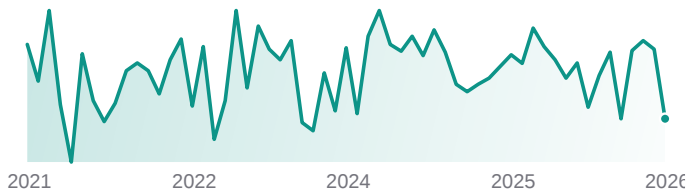


Financing (share of purchase price) Loan (LTV) 95% · Down payment 11%



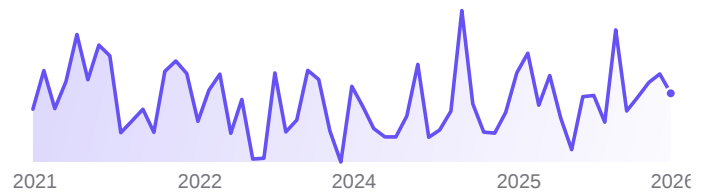
Sellers who sold at a gain

80%



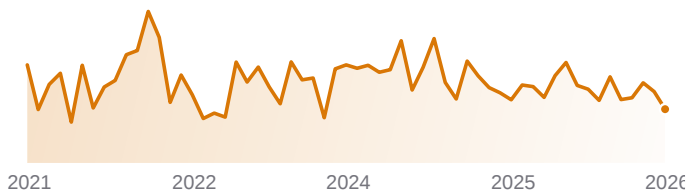
Typical hold before selling

4.4 yrs



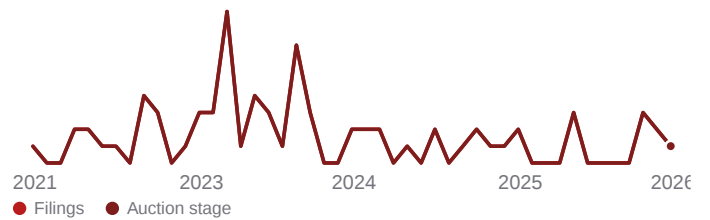
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	26,502
Median value (AVM)	\$257K
Median size	1,460 ft²
Median bedrooms	3
Median year built	1978
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.2%
Owner occupied	60%
Company owned	12%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	54,541
Density	97 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	99
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	107
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	10.6%
Unemployment	0.8%
Average temp	54°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.