

Westmoreland County, VA

County · VA · Virginia

SELLER'S MARKET

\$304K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

783

SALES (12 MO)

\$234K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



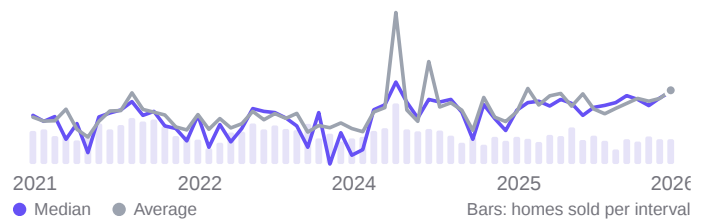
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$329K · Average \$334K

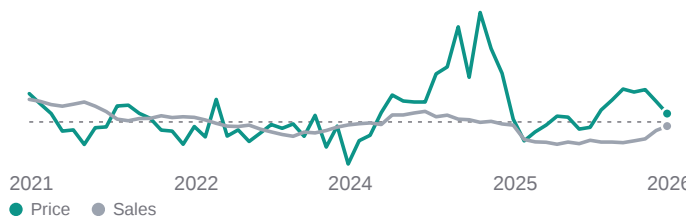


Growth (year over year)

Price +8.5% · Sales -4.3%

Price per square foot

\$204/ft²

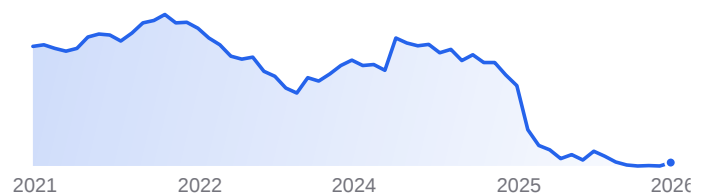
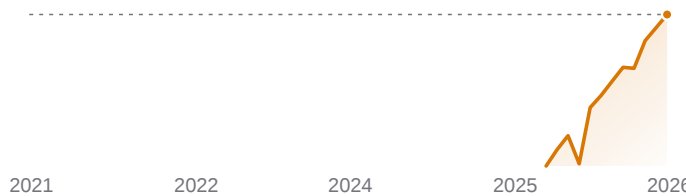


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

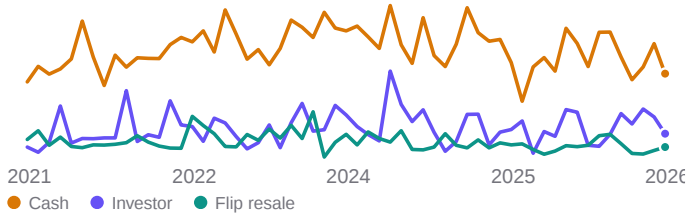
3.5%



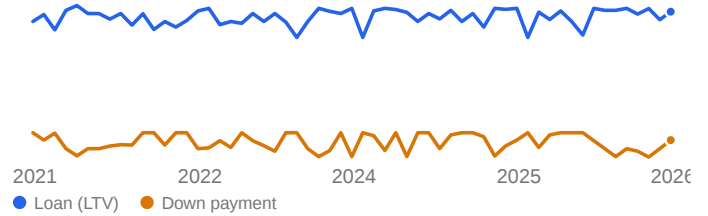
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 11% · Flip resale 4.8%

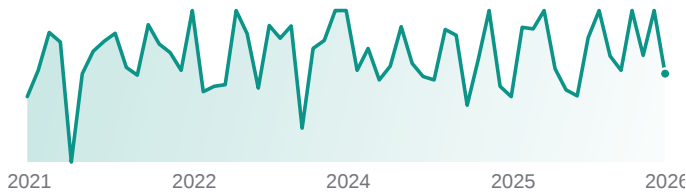


Financing (share of purchase price) Loan (LTV) 96% · Down payment 15%



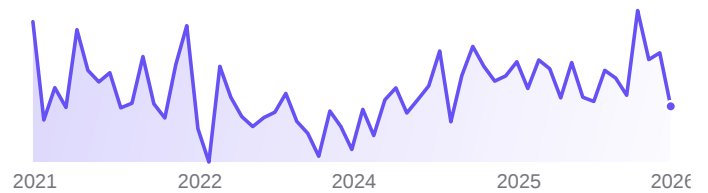
Sellers who sold at a gain

89%



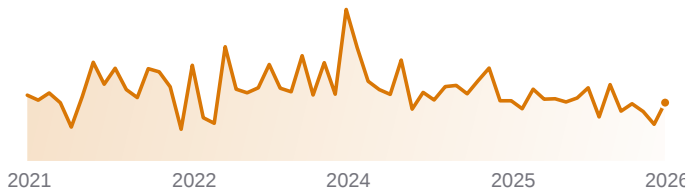
Typical hold before selling

2.6 yrs



Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	22,415
Median value (AVM)	\$234K
Median size	1,816 ft²
Median bedrooms	3
Median year built	1988
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.3%
Owner occupied	31%
Company owned	16%
Median loan-to-value	0%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	19,449
Density	85 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	37
Homes occupied	70%
Bachelor's or higher	11%
Poverty rate	14.6%
Unemployment	0.8%
Average temp	57°F
Annual precip	44 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.