

Poquoson city, VA

County · VA · Virginia

BUYER'S MARKET

\$405K

MEDIAN SALE PRICE

-17.4%

1-YR CHANGE

241

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



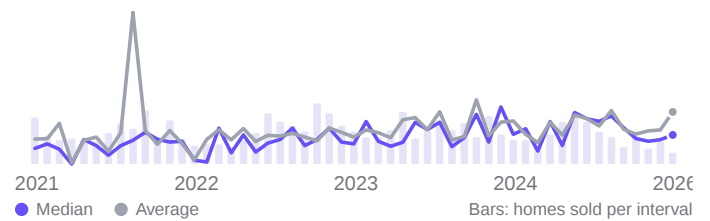
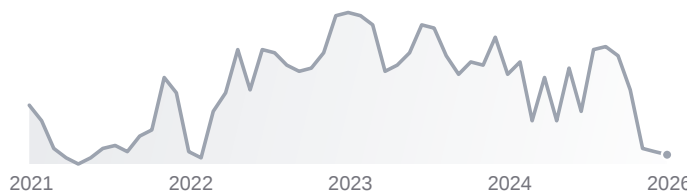
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$425K · Average \$553K

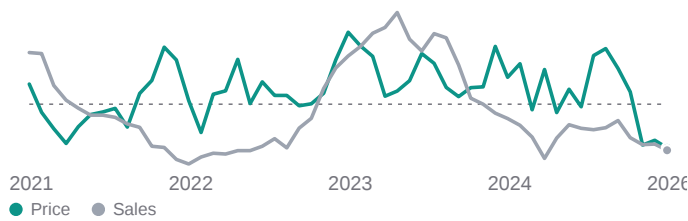


Growth (year over year)

Price -17.4% · Sales -18.3%

Price per square foot

\$197/ft²

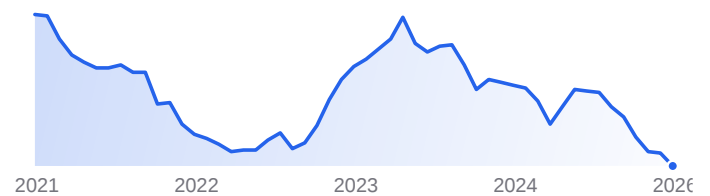
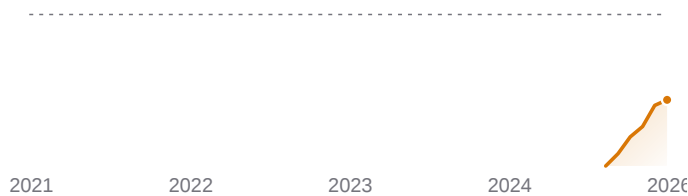


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

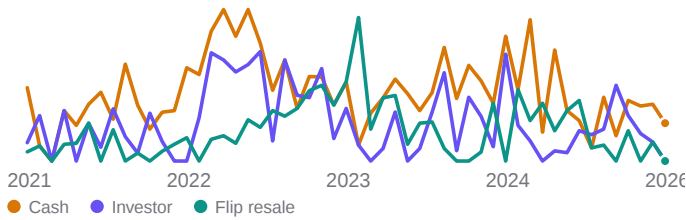
5.0%



BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 0% · Flip resale 0%



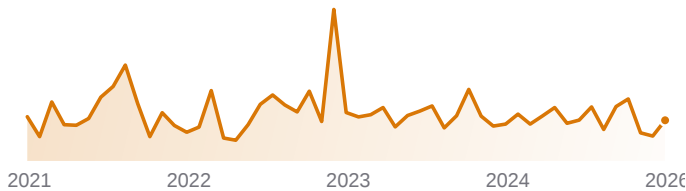
Sellers who sold at a gain

100%

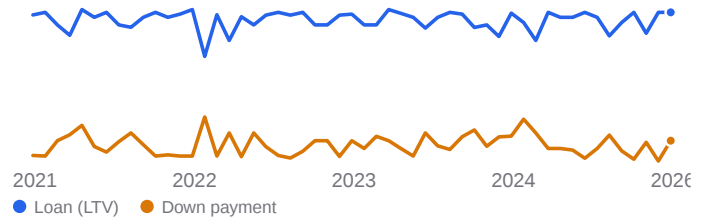


Median annualized return at resale

+4.7%

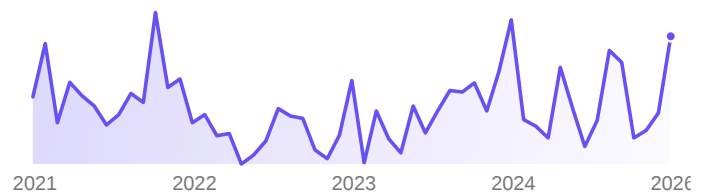


Financing (share of purchase price) Loan (LTV) 98% · Down payment 15%



Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,776
Median value (AVM)	\$461K
Median size	2,128 ft²
Median bedrooms	3
Median year built	1980
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	1.5%
Owner occupied	87%
Company owned	8.8%
Median loan-to-value	61%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	12,947
Density	843 / mi²
Median household income	\$117K
Average household income	\$135K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	32
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	4.4%
Unemployment	0.8%
Average temp	59°F
Annual precip	47 in
Sunshine	63%

Market metrics are derived from recorded arms-length deeds through January 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.