

Staunton city, VA

County · VA · Virginia

SELLER'S MARKET

\$291K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

475

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



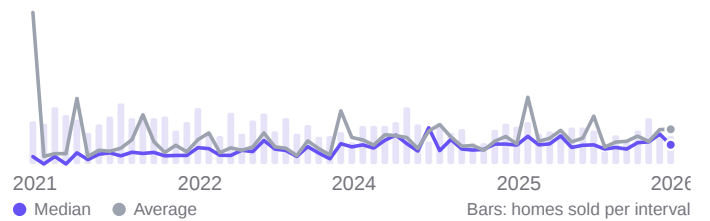
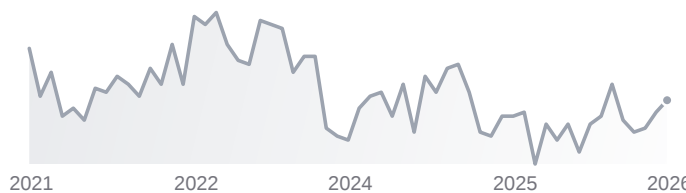
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$270K · Average \$343K

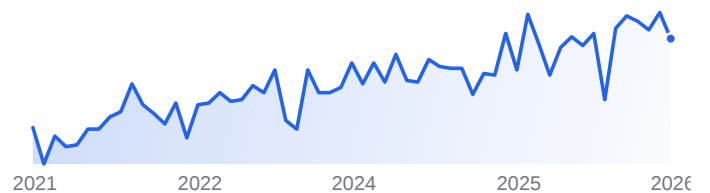
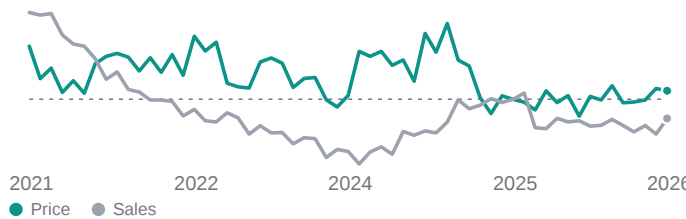


Growth (year over year)

Price +2.9% · Sales -6.5%

Price per square foot

\$217/ft²

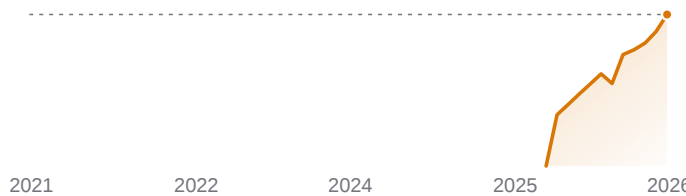


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

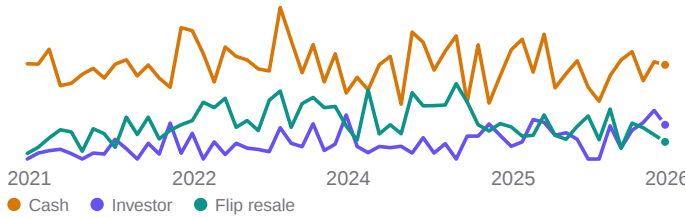
5.2%



BUYERS & OUTCOMES

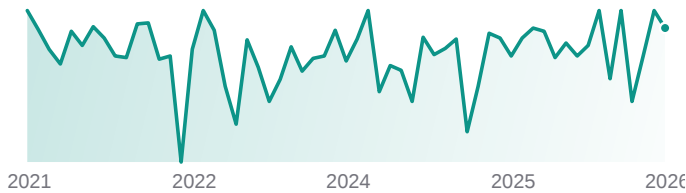
Buyer mix

Cash 31% · Investor 11% · Flip resale 5.6%



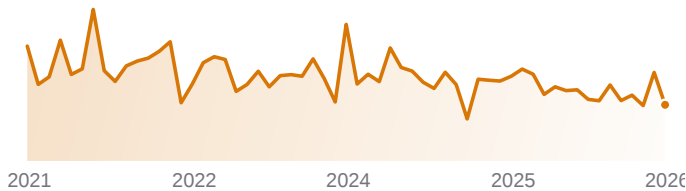
Sellers who sold at a gain

96%

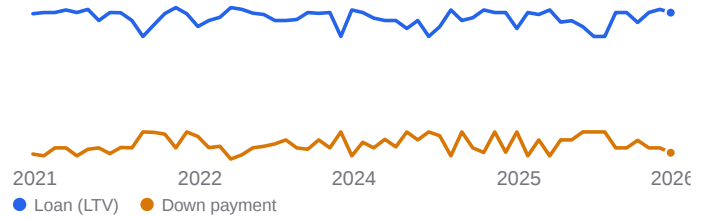


Median annualized return at resale

+5.8%

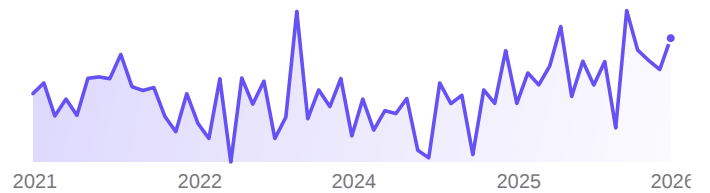


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.0%



Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	9,201
Median value (AVM)	\$283K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1973
Single family	85%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	14%
Median loan-to-value	45%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	26,521
Density	1,331 / mi²
Median household income	\$62K
Average household income	\$81K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	59
Homes occupied	91%
Bachelor's or higher	19%
Poverty rate	10.3%
Unemployment	0.7%
Average temp	54°F
Annual precip	39 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.