

Bluemont 20135

ZIP code · VA · Virginia > Clarke County

BALANCED MARKET

\$362K

MEDIAN SALE PRICE

-42.1%

1-YR CHANGE

60

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

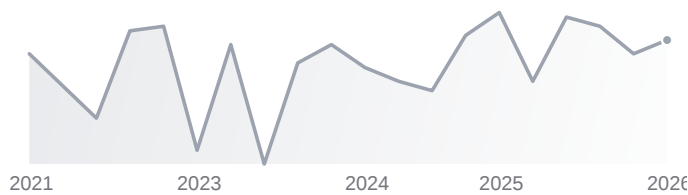
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

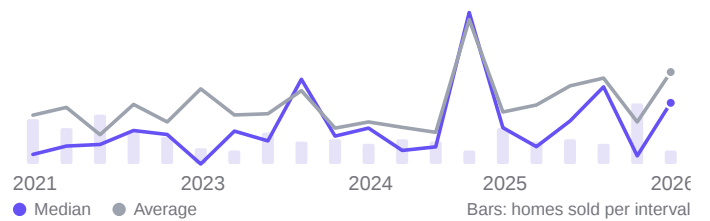
Market temperature (0–100)

46 / 100



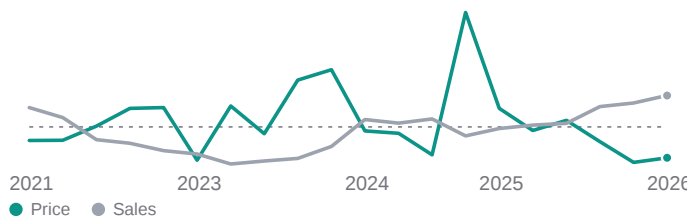
Sale prices

Median \$685K · Average \$875K



Growth (year over year)

Price -42.1% · Sales +42.9%



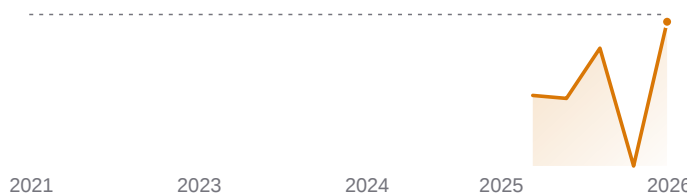
Price per square foot

\$370/ft²



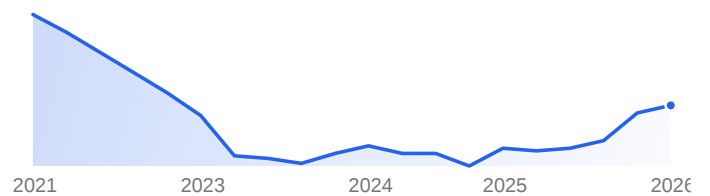
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

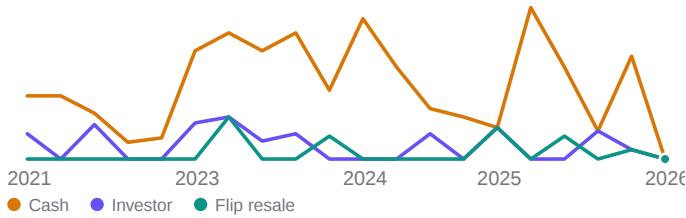
3.2%



BUYERS & OUTCOMES

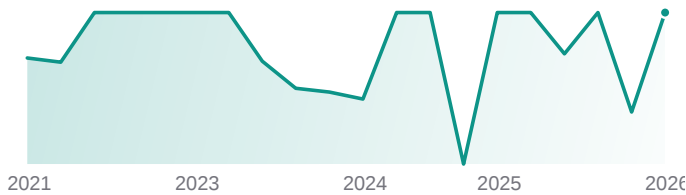
Buyer mix

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



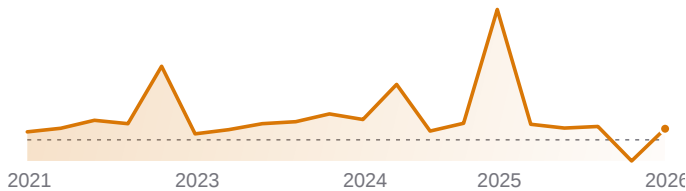
Sellers who sold at a gain

100%

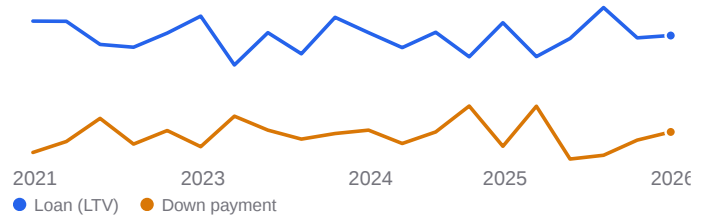


Median annualized return at resale

+5.4%

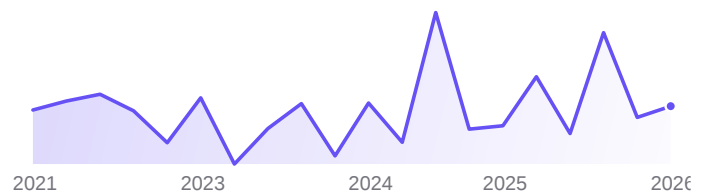


Financing (share of purchase price) Loan (LTV) 77% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,866
Median value (AVM)	\$444K
Median size	2,046 ft²
Median bedrooms	3
Median year built	1980
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.4%
Owner occupied	53%
Company owned	15%
Median loan-to-value	33%
Typical ownership tenure	20.4 yrs

COMMUNITY

Population	3,584
Density	82 / mi²
Median household income	\$91K
Average household income	\$136K
Crime index (US avg 100)	140
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	40
Homes occupied	89%
Bachelor's or higher	21%
Poverty rate	4.8%
Unemployment	0.8%
Average temp	54°F
Annual precip	42 in
Sunshine	60%

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