

Lancaster 22503

ZIP code · VA · Virginia > Lancaster County > Lancaster

BALANCED MARKET

\$293K

MEDIAN SALE PRICE

-14.3%

1-YR CHANGE

96

SALES (12 MO)

\$298K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



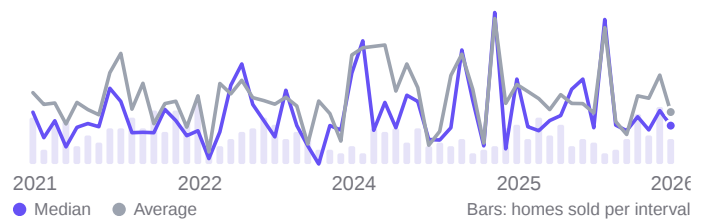
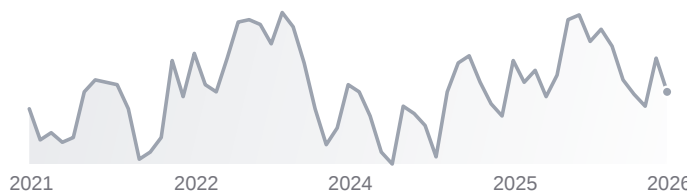
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$275K · Average \$342K

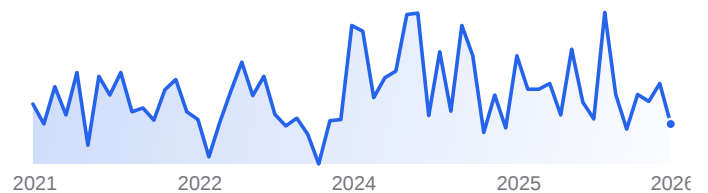
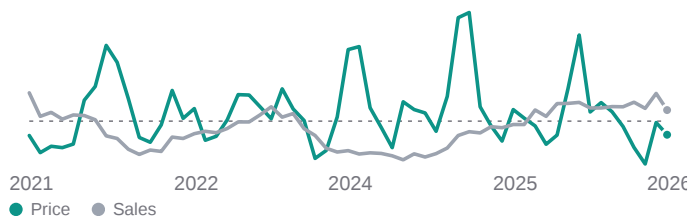


Growth (year over year)

Price -14.3% · Sales +11.6%

Price per square foot

\$153/ft²

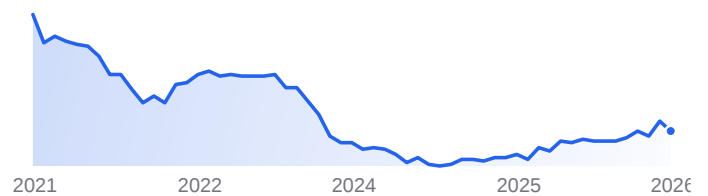


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

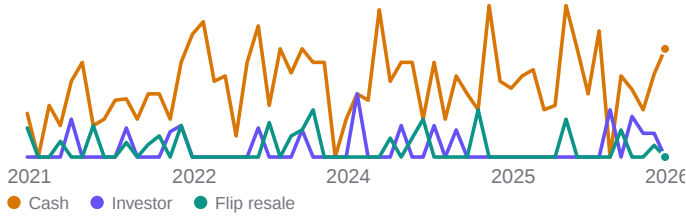
3.6%



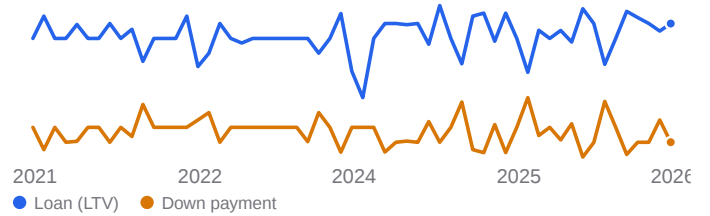
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 0%

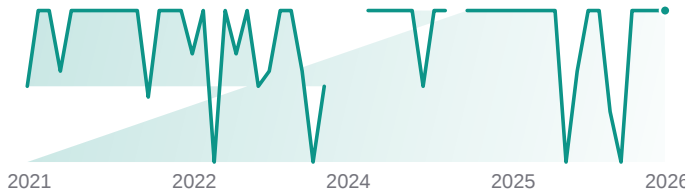


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



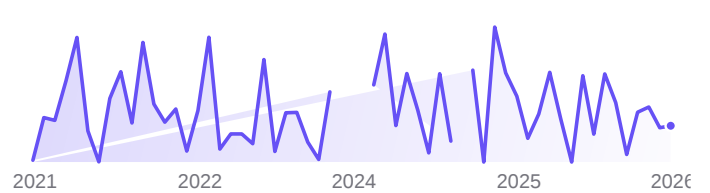
Sellers who sold at a gain

100%



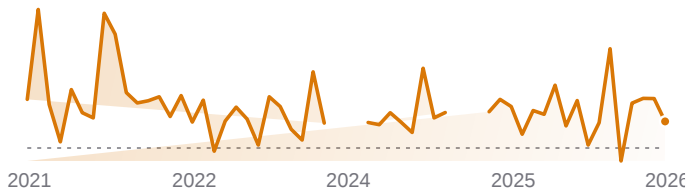
Typical hold before selling

3.8 yrs



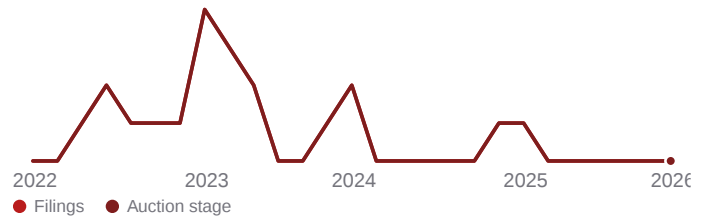
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,669
Median value (AVM)	\$298K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1980
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.7%
Owner occupied	44%
Company owned	18%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,230
Density	36 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	29
Homes occupied	70%
Bachelor's or higher	13%
Poverty rate	21.0%
Unemployment	0.8%
Average temp	58°F
Annual precip	46 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.