

Locust Grove 22508

ZIP code · VA · Virginia > Orange County > Locust Grove

BALANCED MARKET

\$419K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

386

SALES (12 MO)

\$426K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



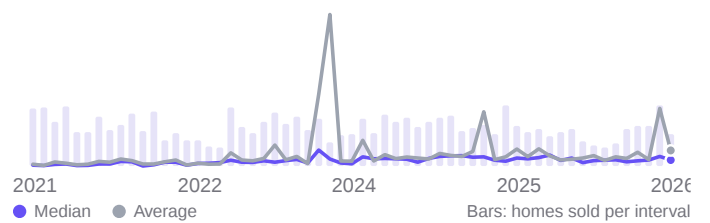
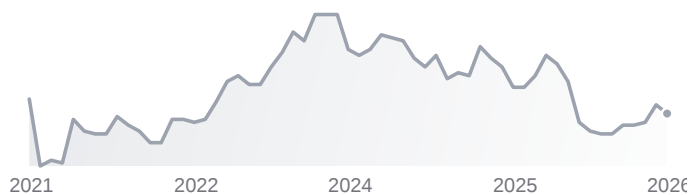
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$403K · Average \$529K

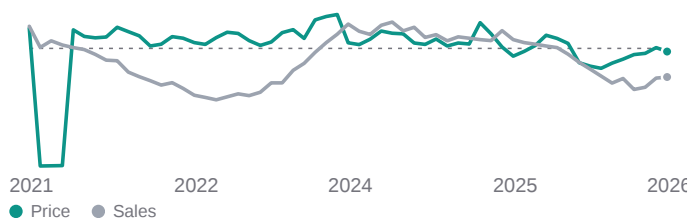


Growth (year over year)

Price -2.3% · Sales -20.6%

Price per square foot

\$165/ft²

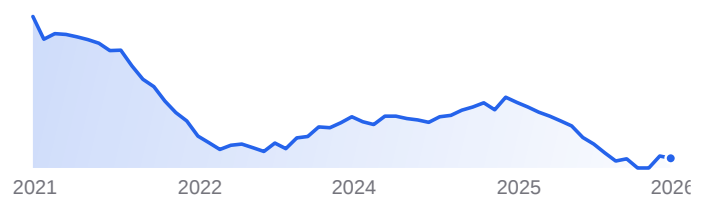
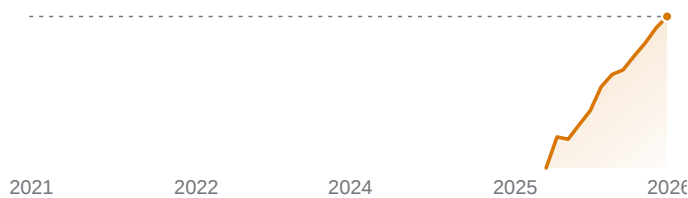


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

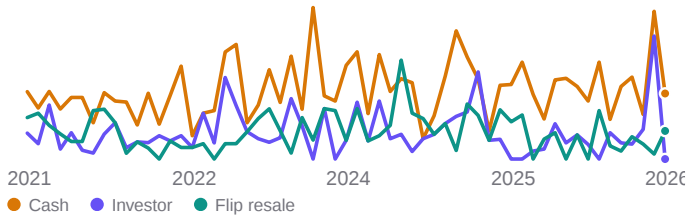
5.4%



BUYERS & OUTCOMES

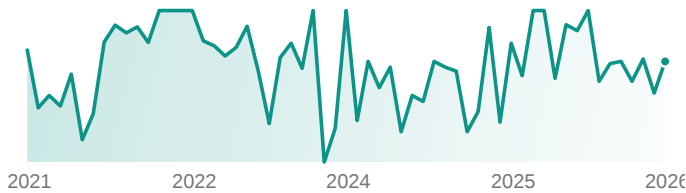
Buyer mix

Cash 23% · Investor 0% · Flip resale 9.7%



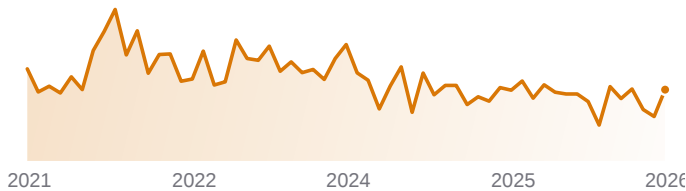
Sellers who sold at a gain

88%

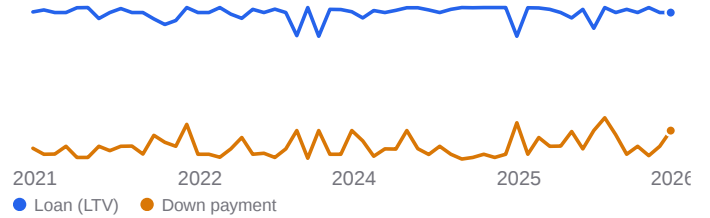


Median annualized return at resale

+5.9%

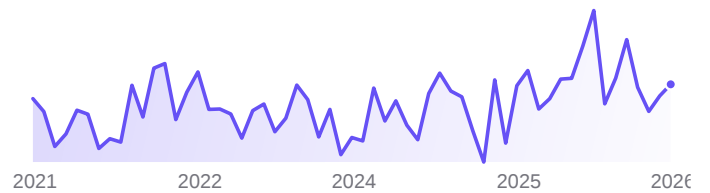


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	7,112
Median value (AVM)	\$426K
Median size	2,450 ft²
Median bedrooms	3
Median year built	2000
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	2.2%
Owner occupied	83%
Company owned	8.8%
Median loan-to-value	56%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	15,914
Density	279 / mi²
Median household income	\$116K
Average household income	\$131K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	51
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	9.9%
Unemployment	0.9%
Average temp	55°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.